

ORDINANCE NO. 2020-09

ORDINANCE AUTHORIZING THE CONVEYANCE OF REAL ESTATE FROM THE VILLAGE OR PECATONICA TO PECATONICA TOWNSHIP WHICH REAL ESTATE IS LEGALLY DEFINED IN DOCUMENT NO. 20151001122, RECORDED WITH THE WINNEBAGO COUNTY RECORDER ON JANUARY 12, 2015

WHEREAS, the Village of Pecatonica ("Village") was previously advised in 2014 by prospective tenant that certain real estate proposed to be leased premises and believed to be part of 100 Taylor Street, P.I.N. 09-28-105-001, was owned by Pecatonica Township ("Township") as shown by a title search from a title company for the prospective tenant; and

WHEREAS, upon request of the Village of Pecatonica, said prospective tenant provided a copy of a deed of conveyance dated February 10, 1978 and recorded with the Winnebago County Recorder as Document No. 1447474 ("1978 Deed") conveying what was believed to be part of 100 Taylor Street, P.I.N. 09-28-105-001, from the Village to the Township; and

WHEREAS, pursuant to a reverter clause in the 1978 Deed, the Township did agree to convey the property in the 1978 Deed back to the Village; and

WHEREAS, the Township did convey the property legally described in the 1978 Deed back to the Village by quit claim deed on November 14, 2014 ("2014 Deed"), which deed was recorded with the Winnebago County Recorder on January 12, 2015 as Document No. 20151001122; and

WHEREAS, it has subsequently come to the attention that the real estate conveyed to the Village in the 2014 Deed is not part of 100 Taylor Street, P.I.N. 09-28-105-001, but is part of Township property on First Street, P.I.N. 09-28-104-002, which is Township property; and

WHEREAS, the Village and Township wish to correct the error made by the 2014 Deed and convey the property back to the Township.

BE IT ORDAINED, by the President and Board of Trustees of the Village of Pecatonica, Illinois:

Section 1. That the Village President is hereby authorized to execute a quit claim deed conveying the property legally described in Exhibit "A", a true and accurate copy of which is attached hereto and incorporated herein by reference.

Section 2. That the Village of Pecatonica shall pay for the fee charged by the Winnebago County Recorder for recording said deed.

Section 3. This ordinance shall be in full force and effect from and after its approval, passage, and publication in pamphlet form.

ADOPTED by the Board of Trustees of the Village of Pecatonica this ____ day of _____, 2020.

APPROVED by the Village President of the Village of Pecatonica this ____ day of _____, 2020.

MOTION BY: _____

SECOND BY: _____

AYES: _____

NAYS: _____

ABSENT/
ABSTAIN _____

BY: _____
WILLIAM SMULL, Village President
Village of Pecatonica, Illinois

ATTEST:

GWENN SHIRLEY, Village Clerk
Village of Pecatonica, Illinois

09-28-104-002 (01/12/15) : 00444



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20151001122 08

Filed for Record in
WINNEBAGO COUNTY, IL
NANCY MCPHERSON, RECORDER
01/12/2015 04:12:32PM

DEED 25.75

see record notice sent

QUIT CLAIM DEED

The GRANTOR

PECATONICA TOWNSHIP,

WHOSE ADDRESS IS:

for and in consideration of the sum of One Dollar and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to **VILLAGE OF PECATONICA**

**WHOSE ADDRESS IS: 405 Main Street
Pecatonica, IL 61063**

THE PROPERTY COMMONLY KNOWN AS:

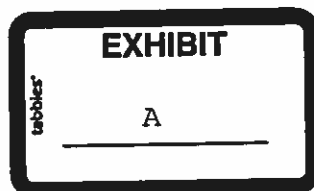
PROPERTY CODE:

P.I.N. NUMBER: PART OF 09-28-105-004

AND LEGALLY DESCRIBED AS:

Part of Block Twenty-two (22) as designated upon the Map of the Village of Pecatonica, the Map of which is recorded in Book Y of Deeds on page 496 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows to-wit: Beginning at a point on the West line of said Block 22, 16.5 feet South of the Northwest corner of said Block; running thence East parallel with the North line of said Block, 165.75 feet to the East line of the West Half of said Block; thence North on said East line 16.5 feet to the North line of said Block; thence East on the North line of said Block, 90.50 feet; thence South parallel with the East line of the West Half of said Block, 161.5 feet to a point 170 feet North of the South line of said Block; thence West parallel with the North line of said Block, 90.5 feet to the East line of the West Half of said Block; thence North on the East line of the West Half of said Block, 62.50 feet; thence West parallel with the North line of said Block, 165.75 feet to the West line of said Block; thence North on the West line of said Block, 82.5 feet to the place of beginning; excepting therefrom the North 16.5 feet in width of the East 90.50 feet of said tract.

situated in Winnebago County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Dated this 14 day of Nov, 2014.

Joseph L. Musso
JOSEPH MUSSO, Township Supervisor

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph (b)(2)
Section 4, Real Estate Transfer Tax Act."
11/14/14 Cara Warkentien
Date Buyer, Seller, or Representative

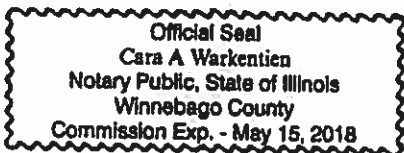
STATE OF ILLINOIS

ss

WINNEBAGO COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT JOSEPH MUSSO who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 14th day of November, 2014.



Cara Warkentien
NOTARY PUBLIC

Future Taxes to:

Return to:

Village of Pecatonica
405 Main Street
Pecatonica, IL 61063

Village of Pecatonica
405 Main Street
Pecatonica, IL 61063

This Instrument Prepared by: Attorney Douglas R. Henry, 6833 Stalter Drive, Rockford, IL 61108

WINNEBAGO COUNTY RECORDER