

VILLAGE OF PECATONICA

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ORDINANCE NO. 2020-27

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS  
"17080 SUMNER ROAD" TO THE  
VILLAGE OF PECATONICA

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ADOPTED BY THE  
VILLAGE TRUSTEES  
OF THE  
VILLAGE OF PECATONICA  
\_\_\_ DAY OF JULY, 2020

Published in pamphlet form by authority of the Village Board of the Village of  
Pecatonica, Winnebago County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

STATE OF ILLINOIS )  
COUNTY OF WINNEBAGO ) SS.  
VILLAGE OF PECATONICA )

CERTIFICATE

I, Gwenn Shirley, certify that I am the duly appointed and acting Village Clerk of the Village of Pecatonica, Winnebago County, Illinois.

I further certify that on July\_\_\_\_, 2020 the Corporate Authorities of such Village passed and approved Ordinance No. 2020-27, entitled: AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS "17080 SUMNER ROAD" TO THE VILLAGE OF PECATONICA.

The pamphlet form of Ordinance No. 2020-27, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted at the \_\_\_\_\_ and \_\_\_\_\_ commencing on \_\_\_\_\_, 2020 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

DATED at Pecatonica, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Gwenn Shirley  
Village Clerk

ORDINANCE NO. 2020-27

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS  
"17080 SUMNER ROAD" TO THE VILLAGE OF PECATONICA, WINNEBAGO  
COUNTY, ILLINOIS.

WHEREAS, the Village of Pecatonica (hereinafter "Village") is the owner of record of land within the territory hereinafter described, and said land is uninhabited, and is presently located in an unincorporated area of Winnebago County; and,

WHEREAS, there are two (2) electors residing within the said territory; and

WHEREAS, the said territory is contiguous to the Village; and

WHEREAS, legal notices regarding the intention of the Village of Pecatonica to annex said territory are not required to be sent to any fire protection districts or library districts as the village does not provide like services; and

WHEREAS, upon adoption and approval of this ordinance, notice of its adoption will be sent to the Pecatonica Township Clerk, Trustees, Township Highway Commissioner, Winnebago County Clerk, and post office branches serving the territory; and

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the all required annexation statutes, including, but not limited to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, and all applicable local ordinances; and

WHEREAS, it is in the best interest of the Village of Pecatonica that the territory be annexed thereto.

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PECATONICA, ILLINOIS, that,

Section 1: That the following described property, consisting of approximately 0.75 acres:

See Exhibit "A" for legal description, which is appended to and made a part hereof by reference;

being indicated on an accurate map of the annexed territory (See Exhibit "B" which is appended to and made a part hereof by reference), is hereby annexed to the Village of Pecatonica, Winnebago County, Illinois; and the Village President is hereby authorized to execute all documents in furtherance of said annexation.

**Section 2:** That the Village Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to the Ordinance.

**Section 3:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. This Ordinance shall be published in pamphlet form.

PASSED by the Village Board this \_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED by the President of the Village Board this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
President of the Board of Trustees  
of the Village of Pecatonica, Illinois

ATTEST:

\_\_\_\_\_  
Village Clerk

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Trustees Voting Aye:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trustees Voting Nay:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

PETITION FOR ANNEXATION CONTAINING LEGAL DESCRIPTION AND MAP

**PETITION FOR ANNEXATION TO THE VILLAGE OF PECATONICA, ILLINOIS**

**TO: The President and Board of Trustees of the Village of Pecatonica,  
Winnebago County, Illinois**

The Petitioner(s), Patrick M. Ryan and Susan T. Ryan, Winnebago County, Illinois, who are the title holders of the Property referenced by this Petition, respectfully represents and states under oath:

1. That Petitioner(s), Patrick M. Ryan and Susan T. Ryan, are the sole owners of record of the following legally described land (ANNEXATION PROPERTY) comprising approximately three quarters (0.75) acres, and is commonly known as "17080 Sumner Road", located generally west of and across from Seventh Street, Pecatonica, Illinois, in Pecatonica Township, Illinois, and legally described as indicated in attached Exhibit "A" and shown on a map attached hereto as Exhibit "B", which exhibits are incorporated herein by reference.
2. That said ANNEXATION PROPERTY is not situated within the limits of any municipality and the ANNEXATION PROPERTY is contiguous to the Village of Pecatonica, Winnebago County, Illinois.
3. That all owners of record and electors of the ANNEXATION PROPERTY are party to this Petition.
4. That the foregoing statements of fact are true to the best of Petitioner's knowledge and information.

**The Petitioner respectfully requests the following:**

1. That the above described ANNEXATION PROPERTY be annexed to the Village of Pecatonica, Illinois by ordinance of the President and Board of Trustees of the Village of Pecatonica, pursuant to Illinois Compiled Statutes, Chapter 65, Paragraph 5/7-1-8, and subject to the parties' execution of the Annexation Agreement in substantially the form attached hereto.

2. That the parties will cause to be executed all documents required to effect this Petition.
3. That the Village of Pecatonica take such other action be taken as is appropriate.

Dated this 6<sup>th</sup> day of July, 2020.

Petitioner(s):

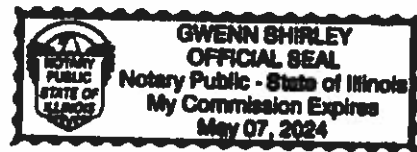
Patrick M. Ryan

Susan T. Ryan

Subscribed and sworn to before me this 6<sup>th</sup> day of July, 2020.

Gwenn Shirley

VILLAGE CLERK  
VILLAGE OF PECATONICA, ILLINOIS



**EXHIBIT A**

**Legal Description**



1974

09-29-328-005

8

WARRANTY DEED

WINNEBAGO COUNTY  
RECORDER

REC'D MAR 03 2003

*[Handwritten signature]*

*[Handwritten signature]*

THIS INDENTURE WITNESSETH, That the Grantors,

WILLIAM J. PURNELL and ALICE W. PURNELL,  
Husband and Wife,

5

WHOSE ADDRESS IS: 17080 Sumner Road  
Pecatonica, Illinois 61063

of the County of Winnebago  
and State of Illinois

for and in consideration of One Dollar (\$1.00) and other  
good and valuable considerations in hand paid, receipt of  
which is hereby acknowledged, CONVEY and WARRANT unto

PATRICK M. RYAN and SUSAN T. RYAN,  
Husband and Wife,

NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY  
THE ENTIRETY,

WHOSE ADDRESS IS: 1702 Sandy Hollow Road  
Rockford, Illinois 61109

the following described property:

TUA #76107

0318503 03/03/2003 09:49A 1 of 5  
Ken Staaf, Winnebago County Recorder

Part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 29 in Township 27 North, Range 10 East of the Fourth Principal Meridian, bounded as follows, to-wit: Beginning at a point 33 feet South of the center line of the River Road (now known as Seventh Street) and 317 feet Westerly from the East line of said Quarter (1/4) Section (said distance being measured along the Southerly line of said street); thence South at right angles to Seventh Street 150 feet; thence Westerly parallel to the South line of Seventh Street, 242.31 feet to the West line of Lot Twenty-one (21) as designated along the Plat of Section 29, Township 27 North, Range 10 East of the Plat of which is recorded in Book 2 of Plats on Page 26 in the Recorder's Office of Winnebago County, Illinois; thence North along the West line of said lots 150.47 feet to the Southerly line of Seventh Street; thence Easterly along the Southerly line of said street, 229.45 feet to the place of beginning; EXCEPTING, the Easterly 10 feet in width thereof, all situated in the County of Winnebago and State of Illinois.

**SUBJECT TO:** The taxes for 2002 and subsequent years. Restrictions, easements and covenants of record.

**ADDRESS OF PROPERTY:** 17080 Sumner Road  
Pecatonica, Illinois 61063

**TAX CODE NO.** New Property Code:  
09-29-328-005  
Old Property Code:  
461-C-020

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

Dated this 27th day of February, A.D., 2003.

*x William J. Purnell*  
\_\_\_\_\_  
WILLIAM J. PURNELL

*x Alice W. Purnell*  
\_\_\_\_\_  
ALICE W. PURNELL

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF WINNEBAGO )

*Cancelled*

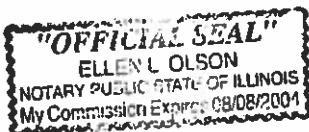
STATE & COUNTY TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	WINNEBAGO COUNTY	0017850
	MAR.-3.03	FP326680
	# 000002575	

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT

WILLIAM J. PURNELL and ALICE W. PURNELL,  
Husband and Wife,

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 27th day  
of February, A.D., 2003.



Ellen L. Olson  
Notary Public

**Future Taxes to Grantee's Address:**

Mr. and Mrs. Patrick M. Ryan  
17080 Sumner Road  
Pecatonica, Illinois 61063

**Return this Document To:**

Attorney Pat Convoy  
U.A.W. Legal  
600 South State Street  
Belvidere, Illinois 61008

**This Instrument Prepared By:**

Attorney William E. Schirger  
Box 537 - 419 Main Street  
Pecatonica, Illinois 61063



State of Illinois )  
County of Winnebago ) SS

# AFFIDAVIT OF EXCEPTION TO THE PLAT ACT -765 ILCS 205

WILLIAM J. PURNELL and ALICE W. PURNELL, being duly sworn on oath, states that he/she

resides at 17080 Sumner Road - Pecatonica, Illinois 61063, and the attached deed represents:

### Review and Initial the Exemption Which is Applicable to the Attached Deed:

The attached deed does not represent any type of division of an existing parcel of land.

The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.

The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.

The sale or exchange of parcels of land between owners of adjoining and contiguous land.

The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines, which does not involve any new streets or easements of access.

The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

The conveyance of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

The conveyance is made to correct descriptions in prior conveyances.

The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Note: Winnebago County's zoning ordinance states that newly created agriculture parcels with less than six (6) acres or frontage of less than 250 ft. requires a Special Use Permit. See the Regional Planning & Economic Development Department, Zoning Division, Room 301, for details.

Section 765 ILCS 205/5 of the Illinois Compiled Statutes states that whoever knowingly submits a false affidavit is in violation and may be prosecuted. This non-compliance may also result in your revision not being processed.

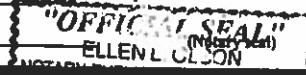
Affiant further states that this affidavit is made and submitted for the purpose of inducing the Recorder of Winnebago County, Illinois to accept the attached deed for recording.

William J. Purnell  
WILLIAM J. PURNELL

Alice W. Purnell  
ALICE W. PURNELL

Subscribed and Sworn to Before Me On This 27th Day of February, 2003

Notary: Ellen L. Olson



This affidavit only ensures the Recorder's Office compliance with the State Plat Act. Within a municipality or within 1 1/2 miles of a municipality, local ordinances may apply. For your protection, it is recommended that you have this land division reviewed and approved by the municipality.

Name of Municipality Where Property is Located: \_\_\_\_\_

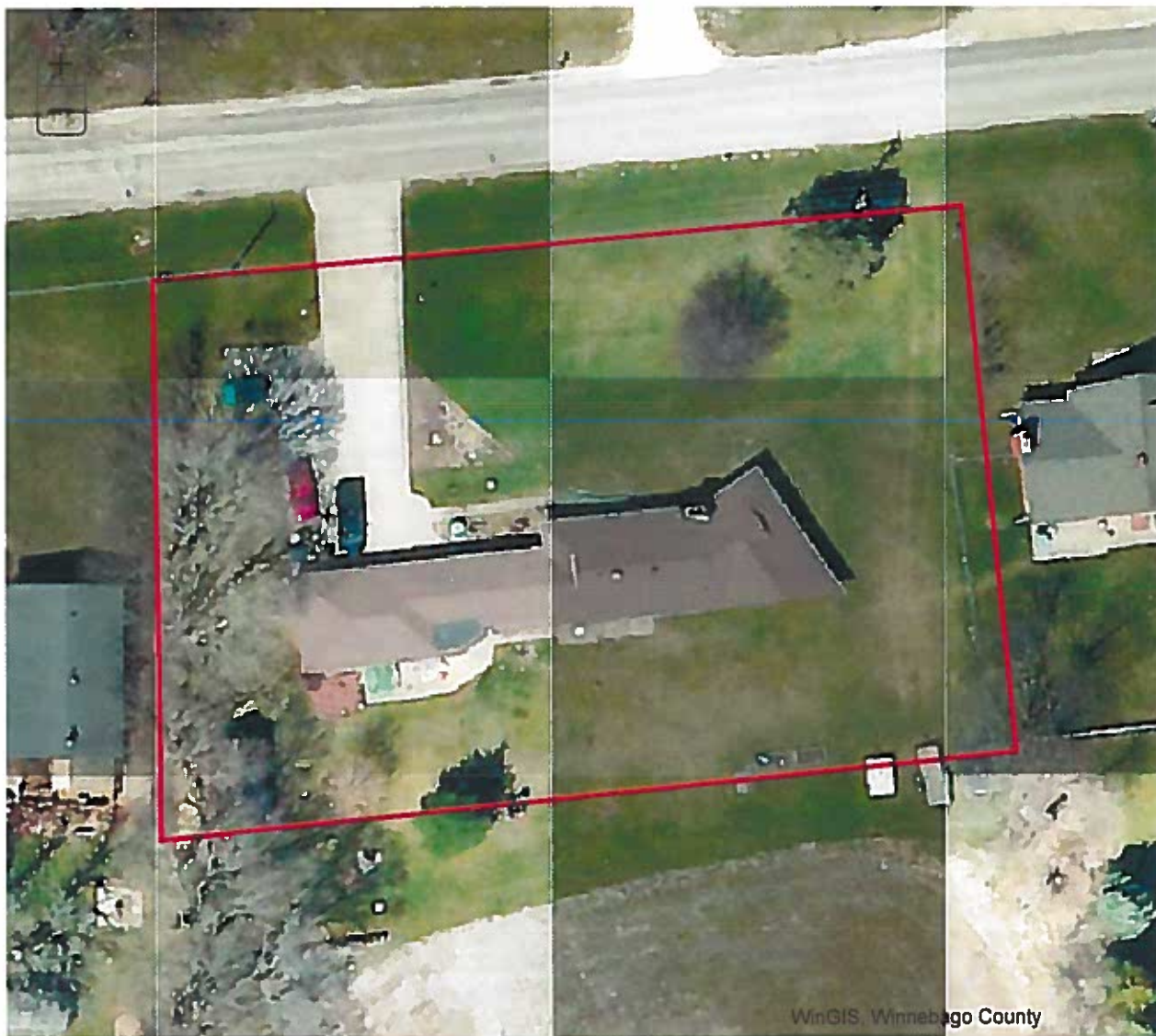
_____ Municipal Planning Official's Signature	_____ Print Name	_____ Date
_____ Municipal Addressing Official's Signature (may be same as Planning Official)	_____ Print Name	_____ Date

Property Address(es) is (are) attached:  
 Yes  No

This form provided by:  
 Winnebago County Recorder's Office, Kenneth W. Staaf, Recorder  
 404 Elm Street, Room 405, Rockford, IL 61101; Phone: 815-987-3100; FAX: 815-961-3261  
 Form effective date: August 1, 2002

**EXHIBIT "B"**

**Map**



**17080 SUMNER RD**

**Parcel Number**  
09-29-328-005

**Alternate Parcel Number**  
461C020

**Property Size**  
Sq. Feet: 33579 - Acres: 0.77

**Property Use**  
Single Family Residence (0031)

**Legal Description**

EXHIBIT "B"

ACCURATE MAP (TO BE ATTACHED PRIOR TO RECORDING)



STATE OF ILLINOIS )  
COUNTY OF WINNEBAGO ) SS.  
VILLAGE OF PECATONICA )

CERTIFICATE

I hereby certify that the foregoing is an "ORIGINAL ORDINANCE"; that said Ordinance was passed on the \_\_\_\_ day of July, 2020 that the record of the final vote on its passage is found in the journal of ordinances; that it was published in pamphlet form on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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GWENN SHIRLEY  
Village Clerk

STATE OF ILLINOIS )  
COUNTY OF WINNEBAGO ) SS.  
VILLAGE OF PECATONICA )

**CERTIFICATE**

I, the undersigned, hereby certify that I am the duly appointed and acting Village Clerk of the Village of Pecatonica, County of Winnebago, and State of Illinois, and as such Village Clerk, I am keeper of the Journals, records and files of the Village of Pecatonica, Illinois. I do hereby certify that the attached and foregoing is a full, true and correct copy of the Ordinance entitled: AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS" 17080 SUMNER ROAD" TO THE VILLAGE OF PECATONICA adopted by the President and Board of Trustees of the Village of Pecatonica, at its regular (special) meeting held on the \_\_\_\_ day of July, 2020, and as signed by the President of Pecatonica, Illinois, on the \_\_\_\_ day of \_\_\_\_\_, 2020, and attested to by the Village Clerk, all as appears from the official records of said Village in my care and custody.

IN WITNESS WHEREOF, I have hereunto affixed by official signature and the corporate seal of the Village of Pecatonica, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
GWENN SHIRLEY  
Village Clerk of the Village of Pecatonica, Illinois