

VILLAGE OF PECATONICA

ORDINANCE NO. 2020-43

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS
"17126 SUMNER ROAD" TO THE
VILLAGE OF PECATONICA

ADOPTED BY THE
VILLAGE TRUSTEES
OF THE
VILLAGE OF PECATONICA
____ DAY OF _____, 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 _____, 2020 the Corporate Authorities of such Village passed and approved Ordinance No. 2020-43, entitled: AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS "17126 SUMNER ROAD" TO THE VILLAGE OF PECATONICA.

The pamphlet form of Ordinance No. 2020-43, 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. 2020-43

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS
"17126 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 of an combined 1.72 acres between the two (2) contiguous parcels:

See Exhibit "A" – Petition for Annexation with legal descriptions and maps, which is appended to and made a part hereof by reference;

being indicated on an accurate maps 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), KATHY R. THOMAS, as Trustee of the Kathy R. Thomas Living Trust dated January 7, 2004 and as Trustee of the Kathy R. Thomas Living Trust Agreement Given Trust No. 1, dated January 7, 2004 (hereinafter "Thomas Trusts"), Winnebago County, Illinois, who are the title holder(s) of the Property referenced by this Petition, respectfully represents and states under oath:

1. That Petitioner(s), Thomas Trusts, are the sole owner(s) of record of the following legally described land (ANNEXATION PROPERTY) comprising approximately one and one-third (1.33) acres (P.I.N. 09-29-328-016), and approximately one-third (0.39) acre (P.I.N. 09-29-328-003), each contiguous with the other and collectively commonly known as "17126 Sumner Road", located contiguous to and east of 17156 Sumner Road, contiguous to and south of 17135 Sumner Road, and contiguous to and west of 17112 Sumner Road, Pecatonica, Illinois, all three parcels of which being in the village, in Pecatonica Township, Illinois, and said parcels (P.I.N.s 09-29-328-016 and 09-29-328-003) 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 28 day of September, 2020.

Petitioner(s):

Kathy R Thomas Trustee

Subscribed and sworn to before me this 28 day of September, 2020.

Gwen Shirley
VILLAGE CLERK
VILLAGE OF PECATONICA, ILLINOIS

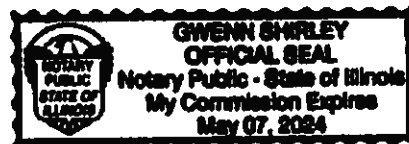


EXHIBIT A

Legal Descriptions (2)

09-29-328-003

RECEIVED MAR 15 2006

08
MJR

Cancelled by
STATE OF ILLINOIS
JAN.-9.06
WINNEBAGO COUNTY

STATE & COUNTY TAX

00800052614

REAL ESTATE TRANSFER TAX
0027000
FP326680

Warranty Deed

~~second~~ - 185,000
5000 FF

~~Notice Sent~~ RECEIVED JAN 09 2006
San J.S.

0614922 03/15/06 10:39A 1 of 3 RHSPS:910
 Ken Staaf, Winnebago County Recorder


*Re-recording to correct legal description

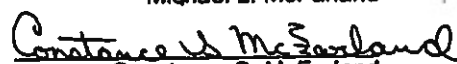
Grantors, Michael L. McFarland and Constance S. McFarland, husband and wife, of Pecatonica, Illinois, for and in consideration of ten dollars (\$10.00) in hand paid, convey and warrant to Kathy R. Thomas, of Durand, Illinois, as Trustee under the terms and conditions of the The Kathy Thomas Living Trust, dated January 7, 2004, all interest in the Real Estate commonly known as 17126 West Sumner Road, Pecatonica, Illinois property number 09-29-328-003 (461C-019C) and legally described as follows:

SEE REVERSE SIDE

Subject to covenants, easements and restrictions of record, if any, and taxes for the year 2005 and subsequent years, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises forever.

Dated this 4th day of January, 2006


Michael L. McFarland


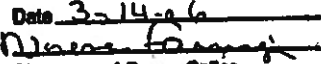

Constance S. McFarland

RECORDED BY
SECURITY FIRST TITLE CO.
PH. # (815) 235-2900
FAX # (815) 235-9955
15782 W

STATE OF ILLINOIS
COUNTY OF
STEPHENSON

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Michael L. McFarland and Constance S. McFarland personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated this 4th day of January, 2006

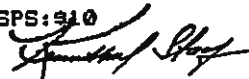

Notary Public
"Exempt under provisions of Paragraph 4 35 ILCS 200/31-45 Real Estate Transfer Tax Act"
Date 3-14-06

Signature of Buyer, Seller, or Representative



Send documents and future taxes to:
Kathy R. Thomas, 17126 West Sumner Road, Pecatonica, IL 61063

Prepared by:
Frank Cook, Attorney at Law, 524 West Stephenson, P.O. Box 237, Freeport, IL 61032

0601234 01/09/06 12:28P 1 of 3 RHSPS:910
Ken Staaf, Winnebago County Recorder



Part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 27 North, Range 10 East of the Fourth Principal Meridian bounded as follows, to-wit: Commencing on the South line of said Northeast Quarter of the Southwest Quarter of said Section at a point 6 chains and 56 links East of the Southwest Corner thereof; thence North 7 chains and 20 links to the center of River Road as said road runs Easterly and Westerly through said Section; thence North 87 degrees East along the center of said road 144.05 feet to the Northeast Corner of the premises conveyed to Dewaine D. Cox, et al, by Instrument recorded on Microfilm No. 78-13-1398; said point being the point of beginning for the following described premises; thence South along the East line of aforesaid premises 202.24 feet; thence Easterly along the Northerly line of aforesaid premises conveyed to Dewaine D. Cox, et al, 98.70 feet, more or less, to the Westerly line of the premises conveyed to William E. Young, et al, by Instrument recorded on Microfilm No. 75 03 0350; thence Northerly along the Westerly line of aforesaid premises conveyed to William E. Young, et al, to the center of the road; thence Southwesterly along the center of the road to the place of beginning; situated in Winnebago County in the State of Illinois.

3775 (BRK) 09-29-328-011
(BRK) 09-29-328-002

08

TRUSTEE'S DEED

WINNEBAGO COUNTY
RECORDER

~~Second Notice Sent~~
RECEIVED SEP 20 2006
8 AM JLL
RECEIVED JUL 17 2006
8 AM CAG

THIS INDENTURE made this 21st day of June, A.D., 2006

between

DEWAINE D. COX,
As Trustee Under the Provisions of a
Trust Agreement Dated September 1, 1993
and Known as Cox Trust No. 93

WHOSE ADDRESS IS: 17156 Sumner Road
Pecatonica, Illinois 61063

AS GRANTOR, and

KATHY THOMAS,
Trustee of KATHY R. THOMAS LIVING TRUST
AGREEMENT GIVEN TRUST NO. 1
DATED JANUARY 7, 2004

GRANTEE,

WHOSE ADDRESS IS: 17126 Sumner Road
Pecatonica, Illinois 61063

DOCUMENT BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

WITNESSETH: That Grantor in consideration of the
sum of Ten Dollars (\$10.00), and other good and valuable
consideration in hand paid, does hereby grant, sell and

0641636 07/17/06 09:27A 1 of 6 RHSPS:10
Ken Staaf, Winnebago County Recorder

0656539 09/20/06 09:03A 1
Ken Staaf, Winnebago County Recorder
RHSPS:10

TUA W116770

STATE OF ILLINOIS
JUL 17 2006
WINNEBAGO COUNTY

REAL ESTATE TRANSFER TAX
0004050
FP326680

0000057419

LEGAL DESCRIPTION

Part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 29, Township 27 North, Range 10 East of the Fourth (4th) Principal Meridian, Winnebago County, Illinois, described as follows:

*of the Southwest Quarter (1/4)

Commencing at the Southwest corner of the Northeast Quarter (1/4)* of said Section 29; thence North 89 degrees 58' 57" East on the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 29, a distance of 433.74 feet to the Southwest corner on the premises conveyed by Albert Bruning and Jennie Bruning to Dewaine D. Cox and Allene F. Cox by Warranty Deed recorded May 6, 1977 as Micro File No. 77-11-0147 and re-recorded as Micro File No. 78-13-1398 to correct the legal description; thence continuing North 89 degrees 58' 34" East on the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 29 and the South line of said premises, a distance of 131.68 feet to the point of beginning for the hereinafter described parcel of land; thence continuing North 89 degrees 58' 34" East on the South line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section 29 and the South line of said premises, a distance of 203.14 feet to the Southeast corner thereof; thence North 0 degrees 16' 35" East on the East line of said premises, a distance of 263.14 feet; thence South 86 degrees 21' 12" West parallel with the North line of said premises, a distance of 94.89 feet; thence North 0 degrees 01' 24" East, parallel with the West line of said premises, a distance of 14.54 feet; thence South 89 degrees 59' 24" West, a distance of 97.60 feet; thence North 0 degrees 01' 24" East parallel with the West line of said premises, a distance of 202.24 feet to the North line of said premises, said point also being in the center line of Sumner Road; thence South 86 degrees 08' 57" West on the North line of said premises and the center line of said Sumner Road, a distance of 12.02 feet, thence South 0 degrees 01' 24" West parallel with the West line of said premises, a distance of 473.15 feet to the point of beginning; situated in the County of Winnebago and State of Illinois.

0656539 09/20/06 09:03A 5 of 6
Ken Staaf, Winnebago County Recorder

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Ken Staaf, Winnebago County Recorder

**AFFIX TRANSFER TAX STAMP
OR
Exempt Pursuant to Section 31-45E
of the Real Estate Transfer Tax Law**

Date _____ **Buyer, Seller or Representative** _____

FUTURE TAXES TO:

**KATHY THOMAS, TRUSTEE OF
KATHY R. THOMAS LIVING TRUST
AGREEMENT GIVEN TRUST NO. 1
DATED JANUARY 7, 2004
17126 Sumner Road
Pecatonica, Illinois 61063**

RETURN TO:

**Attorney William E. Schirger
P.O. Box 537
419 Main Street
Pecatonica, Illinois 61063**

THIS DOCUMENT PREPARED BY:

**ATTORNEY WILLIAM E. SCHIRGER
Box 537 - 419 Main Street
Pecatonica, Illinois 61063**

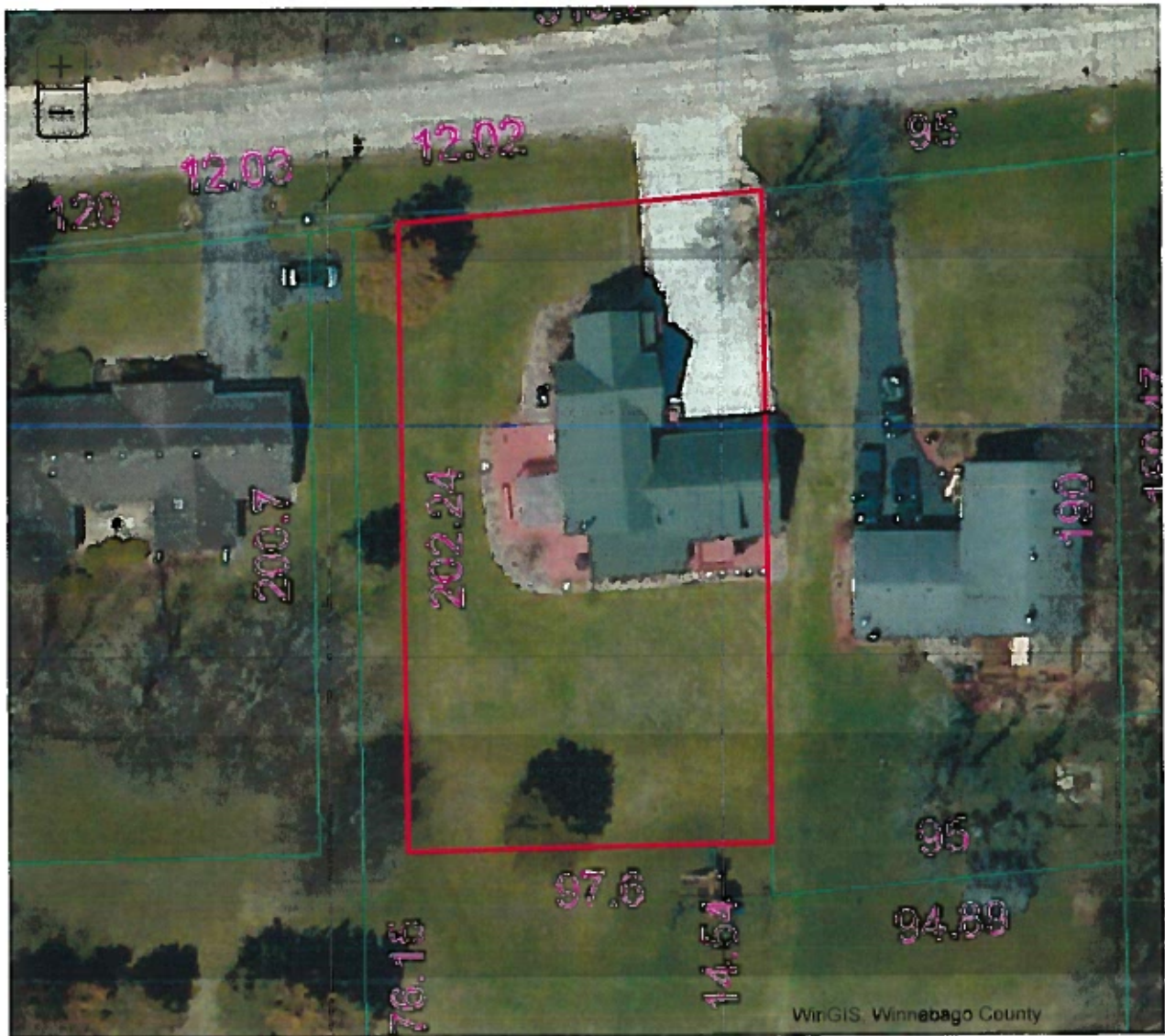
**0656539 09/20/06 09:03A 4 of 6
Ken Staaf, Winnebago County Recorder**

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**0641636 07/17/06 09:27A 4 of 6
Ken Staaf, Winnebago County Recorder**

EXHIBIT "B"

Maps(2)



17126 W SUMNER RD

Parcel Number
09-29-328-003

Alternate Parcel Number
461C019C

Property Size
Sq. Feet: 17051 - Acres: 0.39

Property Use
Single Family Residence (0031)

Legal Description



17126 SUMNER RD

IL

Parcel Number
09-29-328-016

Alternate Parcel Number

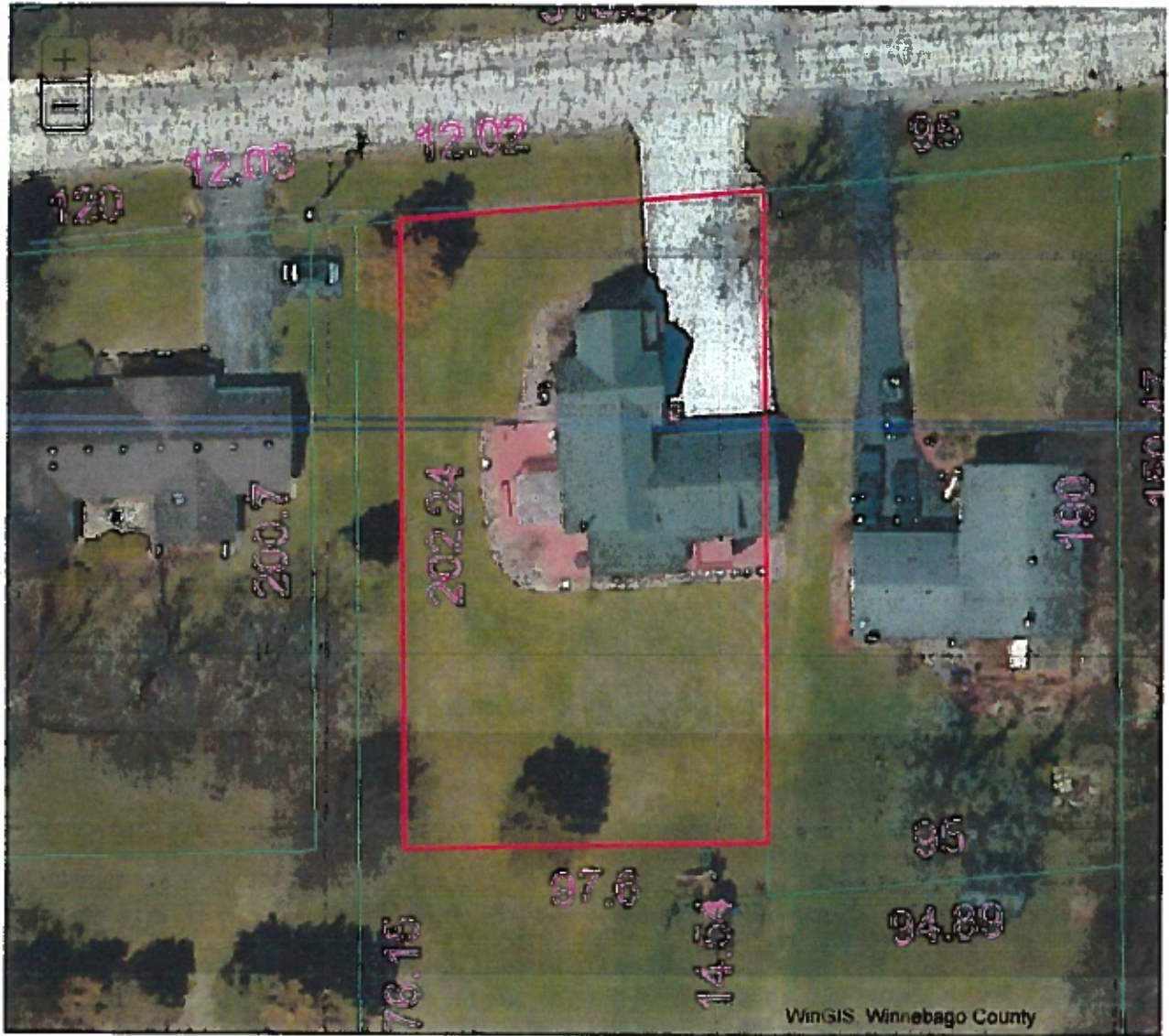
Property Size
Sq. Feet: 57805 - Acres: 1.33

Property Use
Vacant Residential Land (0030)

Legal Description

EXHIBIT "B"

ACCURATE MAP (TO BE ATTACHED PRIOR TO RECORDING)



17126 W SUMNER RD

Parcel Number
09-29-328-003

Alternate Parcel Number
461C019C

Property Size
Sq. Feet: 17051 - Acres: 0.39

Property Use
Single Family Residence (0031)

Legal Description



17126 SUMNER RD

IL

Parcel Number
09-29-328-016

Alternate Parcel Number

Property Size
Sq. Feet: 57805 - Acres: 1.33

Property Use
Vacant Residential Land (0030)

Legal Description

STATE OF ILLINOIS
COUNTY OF WINNEBAGO
VILLAGE OF PECATONICA

)
) SS.
)

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.

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 "17052 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