

VILLAGE OF PECATONICA

ORDINANCE NO. 2021-53

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS
"602 West 7th STREET" TO THE
VILLAGE OF PECATONICA

ADOPTED BY THE
VILLAGE TRUSTEES
OF THE
VILLAGE OF PECATONICA
____ DAY OF _____, 2021

Published in pamphlet form by authority of the Village Board of the Village of
Pecatonica, Winnebago County, Illinois this _____ day of _____, 2021.

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 _____, 2021 the Corporate Authorities of such Village passed and approved Ordinance No. 2021-53, entitled: AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS "602 WEST 7TH STREET" TO THE VILLAGE OF PECATONICA.

The pamphlet form of Ordinance No. 2021-53, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted at the _____ and _____ commencing on _____, 2021 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 _____, 2021.

Gwenn Shirley
Village Clerk

ORDINANCE NO. 2021-53

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS "602 WEST 7TH STREET" 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 16,480 square feet or (0.38) acres more or less:

See Exhibit "A" – Petition for Annexation with legal description and map, 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.

ORDINANCE NO. 2021-__

AN ORDINANCE ANNEXING CERTAIN TERRITORY COMMONLY KNOWN AS "602 WEST 7TH STREET" 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 16,480 square feet or (0.38) acres more or less:

See Exhibit "A" – Petition for Annexation with legal description and map, 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 _____, 2021.

APPROVED by the President of the Village Board this ____ day of _____, 2021.

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, DEPPE FAMILY LIVING TRUST # 0127171 dated February 15, 2021, through its co-trustees, EDWARD M. DEPPE and HILARY A. DEPPE, Winnebago County, Illinois, who is the title holder of the Property referenced by this Petition, respectfully represents and states under oath:

1. That Petitioner, DEPPE FAMILY LIVING TRUST #0127171, is the sole owner of record of the following legally described land (ANNEXATION PROPERTY) comprising approximately 16,480 square feet (0.38) acres, and is commonly known as "602 West 7th Street", located adjacent to and contiguous with 17044 Sumner Road, Pecatonica, and 645 W. 7th Street, Pecatonica, Illinois, both parcels being in the village, 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 15 day of December, 2021.

Petitioner:

Edward M. Deppe
EDWARD M. DEPPE,

Edward M. Deppe, as Co-Trustee of Deppe Family Living Trust #0127171
Name & Title

Hilary A. Deppe
HILARY A. DEPPE,

Hilary A. Deppe, as Co-Trustee of Deppe Family Living Trust # 0127171
Name & Title

Subscribed and sworn to before me this 15 day of December, 2021.

Gwen Shirley
VILLAGE CLERK
VILLAGE OF PECATONICA, ILLINOIS



EXHIBIT A

Legal Description

2

8 0 0 9 0 5 4 0
Tx:40054046

**SPECIAL
CORPORATE
WARRANTY
DEED**

RETURN TO:
SECURITY FIRST TITLE CO.
208 W. STEPHENSON ST.
FREEPORT, IL 61032

2021-2695W

2021025840
 Filed for Record in
 WINNEBAGO COUNTY IL
 LORI GUMMOW, CLERK & RECORDER
 07/22/2021 04:15:32 PM
 DEED Pages: 2

ST STAMP FEE	100.00
CO STAMP FEE	30.00
RECORDING FEE	36.00
RHP FEE	9.00

100.000

THE GRANTOR, GERMAN-AMERICAN STATE BANK, an Illinois banking institution duly authorized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of the Village of German Valley, State of Illinois, for and in consideration of One Dollar in hand paid, and other good and valuable consideration, Conveys and Warrants to EDWARD M. DEPPE and HILARY A. DEPPE, as Co-Trustees of the Deppe Family Living Trust #0127171 u/d 2-15-2017, of the Village of Pecatonica, County of Winnebago and State of Illinois, all interest in the following described real estate, to wit:

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 Principal Meridian, bounded and described as follows, to-wit: Beginning at a point 33 feet South of the center line of River Road (now known as Seventh Street), and 33 feet West from the East line of said Quarter (1/4) Section, and being in the West line of Grove Street in the Village of Pecatonica; thence Southwesterly along the Southerly line of Seventh Street, 117 feet to a point, thence Southerly, at right angles to said Seventh Street, 150 feet, thence East, 103.10 feet, more or less, to a point in the West line of Grove Street, 150.47 feet South of the Place of Beginning; thence North, along the West line of Grove Street, 150.47 feet to the Place of Beginning; situated in the Township of Pecatonica, County of Winnebago and State of Illinois.

Property Address: 602 W. 7th Street, Pecatonica, IL 61063

Tax Code No. 09-29-328-008

Subject to all easements and restrictions of record and all taxes which the Grantees herein assume and agree to pay.

Grantor represents that the above-described property does not constitute the homestead of said Grantor or any other person in Grantor's families.

IN WITNESS WHEREOF said Grantor has caused its name to be signed by these presents by its Executive Vice-President and attested by its Vice-President this 12th day of July, 2021.

EXHIBIT "B"

Map



602 W 7TH ST

Parcel Number
09-29-328-008

Alternate Parcel Number
461C023

Property Size
Sq. Feet: 16480 - Acres: 0.38

Property Use
Single Family Residence (0031)

Legal Description

EXHIBIT "B"

ACCURATE MAP (TO BE ATTACHED PRIOR TO RECORDING)



602 W 7TH ST

Parcel Number
09-29-328-008

Alternate Parcel Number
461C023

Property Size
Sq. Feet: 16480 - Acres: 0.38

Property Use
Single Family Residence (0031)

Legal Description

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 _____, 2021 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 _____, 2021.

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 “602 WEST 7TH STREET” TO THE VILLAGE OF PECATONICA adopted by the President and Board of Trustees of the Village of Pecatonica, at its regular meeting held on the ____ day of _____, 2021, and as signed by the President of Pecatonica, Illinois, on the ___ day of _____, 2021, 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 _____, 2021.

GWENN SHIRLEY
Village Clerk of the Village of Pecatonica, Illinois