
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER *14-13*

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF A 5' X 10' STRIP OF
REAL PROPERTY AT THE NORTHEASTERN TERMINUS OF A PUBLIC ALLEY
SOUTH OF 95 E. PARK STREET, COAL CITY, GRUNDY COUNTY, ILLINOIS FOR
PUBLIC PURPOSES BY THE VILLAGE OF COAL CITY**

NEAL E. NELSON, President
PAMELA M. NOFFSINGER, Village Clerk

GEORGETTE VOTA
ROSS BRADLEY
TIMOTHY BRADLEY
TERRY HALLIDAY
DAVID TOGLIATTI
JUSTIN WREN
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Coal City

on *May 27*, 2014

ORDINANCE NO. 14-13

AN ORDINANCE AUTHORIZING THE ACQUISITION OF A 5' X 10' STRIP OF REAL PROPERTY AT THE NORTHEASTERN TERMINUS OF A PUBLIC ALLEY SOUTH OF 95 E. PARK STREET, COAL CITY, GRUNDY COUNTY, ILLINOIS FOR PUBLIC PURPOSES BY THE VILLAGE OF COAL CITY

WHEREAS, the Village of Coal City (hereinafter, "the Village") is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and

WHEREAS, the Village is a non-home rule municipality and, as such, may exercise delegated statutory and Constitutional powers and such powers as are necessarily implied therefrom; and

WHEREAS, the Village is authorized and empowered by the General Assembly pursuant to 65 ILCS 5/2-3-8 to acquire and hold property for corporate purposes; and

WHEREAS, the Village is specifically authorized and empowered by the General Assembly pursuant to 65 ILCS 5/11-105-1 to accept or receive public grounds located within the corporate limits and hold and maintain such grounds or lands and supervise or regulate their use for any proper public purpose; and

WHEREAS, the Village is desirous of receiving the territory conveyed by the quitclaim deed herein accepted to be used for all public alley and right-of-way purposes, including, without limitation, above-ground and underground utilities, in order to preserve and maintain ingress and egress in and out of the east end of that certain public alley south of and parallel to Park Street and north of and parallel to Chestnut Street, immediately adjacent to and west of Kankakee Street; and

WHEREAS, the Corporate Authorities hereby find that certain real property legally described in the quitclaim deed attached hereto as Exhibit A (hereinafter, "Subject Property"), is

useful, necessary and advantageous for the Village to acquire for alley purposes and maintain under public ownership and control; and

WHEREAS, the Corporate Authorities of the Village hereby find and determine that it is in the public interest to accept a quitclaim deed to the Subject Property.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. Acceptance.

- A. The Village of Coal City accepts the Quitclaim Deed for the Subject Property, attached hereto as Exhibit A, in order to utilize the Subject Property for public alley and right-of-way purposes, including, without limitation, above-ground and underground utilities, in order to preserve and maintain ingress and egress in and out of the east end of that certain public alley south of and parallel to Park Street and north of and parallel to Chestnut Street, immediately adjacent to and west of Kankakee Street.
- B. The Village attorney is hereby authorized and directed to execute such documents and take such steps as may be necessary and convenient to implement the provisions of this Ordinance.
- C. The Village Clerk is authorized and directed to cause the deed herein accepted to notice be recorded in the offices of the Grundy County Recorders of Deeds.

SECTION 3. Repealer. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Saving Clause. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO ORDAINED this 27 day of May, 2014, at Coal City, Grundy and Will Counties, Illinois.

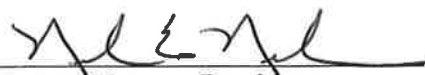
AYES: 6

ABSENT: 0

NAYS: 0

ABSTAIN: 0

VILLAGE OF COAL CITY


Neal E. Nelson, President

Attest:



Pamela M. Noffsinger, Clerk

EXHIBIT A

Quitclaim Deed

(Attached on the following pages)

4850-1661-0075, v. 1

QUITCLAIM DEED

MAIL TO:

Mark R. Heinle
Ancel, Glink, Diamond, Bush,
DiCianni & Krafthefer, P.C.
1979 N. Mill Street, Suite 207
Naperville, IL 60563

NAME AND ADDRESS
OF TAXPAYER:

Village of Coal City
Attn: Village Administrator
515 S. Broadway
Coal City, IL 60416

THE GRANTORS, LARRY GUEST AND KAREN GUEST, husband and wife, of the Village of Coal City, County of Grundy, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, do hereby **CONVEY AND QUIT CLAIM** to **THE GRANTEE, VILLAGE OF COAL CITY**, an Illinois municipal corporation located in the Village of Coal City, Counties of Grundy and Will, State of Illinois, all interest in the following described Real Estate situated in the County of Grundy, in the State of Illinois, to wit:

THAT PART OF WESTERLY 5.00 FEET OF KANKAKEE STREET, AS HERETOFORE VACATED BY DOCUMENT NUMBER 350158, LYING NORTH OF THE EASTERLY EXTENSION OF THE CENTERLINE OF THE 20 FOOT WIDE EAST-WEST ALLEY IN BLOCK 1 IN THE ORIGINAL TOWN OF COAL CITY, IN SECTION 2, TOWNSHIP 32 IN GRUNDY COUNTY, ILLINOIS.
CONTAINING 50 SQUARE FEET MORE OR LESS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois. To HAVE AND HOLD said premises forever.

Subject to general real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building and easements, licenses and other encumbrances reserved to, granted to, or otherwise acquired by the GRANTOR or any public utility provider now has or might have over and upon the premises; existing subdivision, county or municipal ordinances.

Permanent Index Number: Part of 09-02-303-010

Common Description of Real Estate:

5' x '10 foot strip of land at northeastern terminus of public alley, immediately south of 95 Park Street

DATED THIS 28 DAY OF MAY, 2014.


Larry Guest

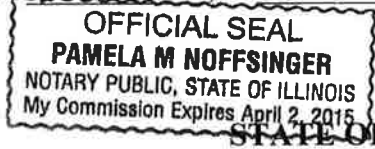

Karen Guest

STATE OF ILLINOIS)
) SS.
COUNTY OF GRUNDY)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that LARRY GUEST AND KAREN GUEST, husband and wife, as personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and each acknowledged that he and she 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 28 day of May, 2014.

Commission expires 4-2, 2015 Pamela M. Noffsinger



NOTARY PUBLIC

**STATE OF ILLINOIS
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX**

I hereby declare that this deed represents a transaction exempt under provisions of 35 ILCS 200/31-45(b)(1) of the Real Estate Transfer Tax Law.

Dated this 30th day of May, 2014.

Neal E. Nelson
VILLAGE OF COAL CITY,
By: Neal E. Nelson
Its: Village President

PREPARED BY:

Mark R. Heinle
Ancel, Glink, Diamond, Bush,
DiCianni & Krafthefer, P.C.
1979 N. Mill Street, Suite 207
Naperville, IL 60563

STATEMENT BY GRANTOR AND GRANTEES

The Grantor or its agent affirms that, to the best of its/his knowledge, the name of the Grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: May 28, 2014 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me this 28 day of May, 2014.

[Signature]
Notary Public, in and for the County of Grundy, State of Illinois



My commission expires on April 2, 2015.

The Grantees or their agent affirms that, to the best of their/his knowledge, the names of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 5-30-14 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me this 30 day of May, 2014.

[Signature]
Notary Public, in and for the County of Grundy, State of Illinois



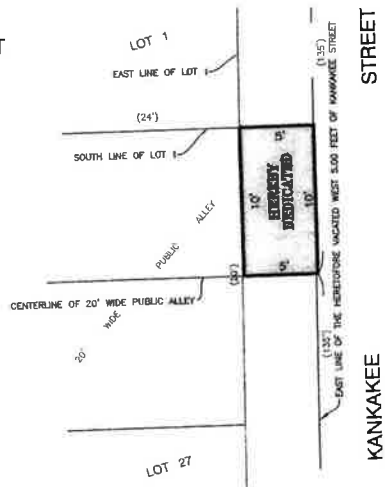
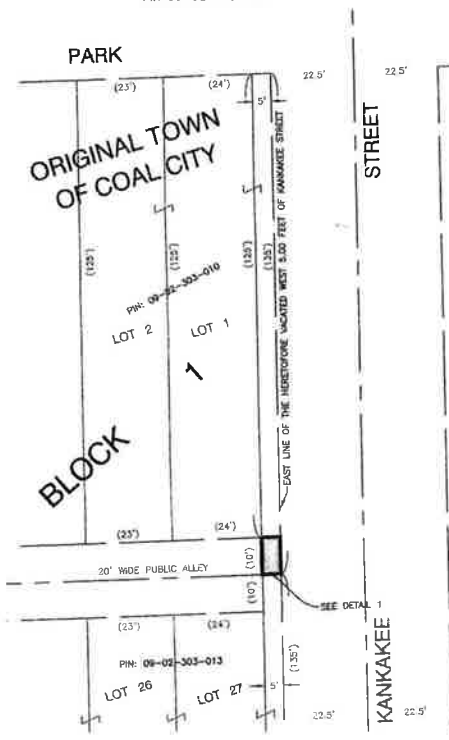
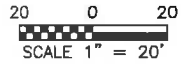
My commission expires on April 2, 2015.

PLAT OF DEDICATION

For Public Alley to the Village of Coal City, Illinois

That part of westerly 5.00 feet of Kankakee Street, as heretofore vacated by Document Number 330158, lying north of the easterly extension of the centerline of the 20 foot wide east-west alley in Block 1 in the Original Town of Coal City, in Section 2, Township 32 North, Range 8 East of the Third Principal Meridian, and lying south of the easterly extension of the south line of Lot 1 in said Block 1, all containing 50 square feet more or less.

PIN 09-02-303-010



DETAIL 1
SCALE: 1" = 5'

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, the undersigned, Larry Guest and Karen Guest, do hereby certify that we are the owners of the property described hereon and that we have caused said property to be surveyed for the purpose of dedicating same for Public Alley as shown hereon.

DATED THIS _____ DAY OF _____, A.D. 201__

By: _____ By: _____
LARRY GUEST KAREN GUEST

STATE OF ILLINOIS)
COUNTY OF _____) SS

_____, a Notary Public in and for said County in the State aforesaid, do hereby certify that LARRY GUEST and KAREN GUEST, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 201__

NOTARY PUBLIC

This plat was filed for record in the Recorder's Office of Grundy County, Illinois.

On the _____ day of _____, 201__
at _____ o'clock _____ M, as Doc. Number _____

GRUNDY COUNTY RECORDER OF DEEDS

AFTER RECORDING RETURN TO:
VILLAGE OF COAL CITY
515 S. BROADWAY
COAL CITY, IL 60416

DISCLAIMER:
Robinson Engineering, Ltd. and its employees do not warrant or guarantee the accuracy of the information relative to the ownership of the property covered by this instrument.

A thorough search of the title should be made prior to any reliance on the ownership indicated herein. Use of this instrument as evidence of title is done at the user's own risk.

PROPERTY INFORMATION:
PIN 09-02-303-010
ADDRESS:
95 PARK STREET
COAL CITY, ILLINOIS 60416

Approved by the Plan Commission of the VILLAGE OF COAL CITY, ILLINOIS at a meeting held this _____ day of _____, A.D. 201__

By: _____
Chairman - Plan Commission

I hereby certify that I find no delinquent installments of outstanding unpaid special assessments due against the property described hereon.

By: PAMELA M. NOFFSINGER - VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF GRUNDY) SS

Approved by the President and Board of Trustees of the VILLAGE OF COAL CITY, ILLINOIS, at a meeting held this _____ day of _____, A.D. 201__

By: NEAL E. NELSON - PRESIDENT ATTEST: PAMELA M. NOFFSINGER - VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, DAN C. PAARBERG, an Illinois Professional Land Surveyor, do hereby state that I have surveyed the property described in the caption to the hereon drawn plat, for the purpose of dedicating same of for PUBLIC ALLEY and that the said plat is a true and correct representation of the survey and dedication. Dimensions are the feet and decimal parts thereof.

SOUTH HOLLAND, ILLINOIS March 26, 2014
Certificate No. 035-003243
Expires November 30, 2014



STATE OF ILLINOIS)
COUNTY OF COOK) SS

Robinson Engineering, Ltd. does hereby state that a survey has been made of and under its direction to the property described hereon for the purpose of dedicating same for PUBLIC ALLEY as shown hereon.

SOUTH HOLLAND, ILLINOIS March 26, 2014

By: _____
Director of Engineering



S14-02-17(C)

ROBINSON ENGINEERING, LTD.		REVISIONS	
CONSULTING REGISTERED PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS		No.	Date
17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60422			
(708) 331 6700 © COPYRIGHT 2014 FAX (708) 331 2656			
ILLINOIS DESIGN FIRM REGISTRATION NO. 184001138			
FOR: VILLAGE OF COAL CITY 515 S. BROADWAY COAL CITY, ILLINOIS 60416			
Drawn by: MED	Date: 03-20-14		
Checked by: R.E.G./D.C.P.	Scale: 1"=20'		
Sheet 1 of 1	Project No.: S14-02-017		