

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

Ordinance No.
2024-13

AN ORDINANCE TO DIRECT THE SALE OF VACANT COMMERCIAL PROPERTY,
SPITLER PARK PLAZA DRIVE, MT. ZION, MACON COUNTY, ILLINOIS

CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2024-13, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on May 20, 2024.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 20th day of May, 2024.

Seal



Dawn Reynolds, Village Clerk

FOR RECORDING PURPOSES

**ORDINANCE TO DIRECT THE SALE OF VACANT COMMERCIAL PROPERTY,
SPITLER PARK PLAZA, MT. ZION, MACON COUNTY, ILLINOIS**

ORDINANCE NO. 2024-13

**ORDINANCE TO DIRECT THE SALE OF VACANT COMMERCIAL PROPERTY,
SPITLER PARK PLAZA, MT. ZION, MACON COUNTY, ILLINOIS**

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, AS FOLLOWS:

WHEREAS, the Board of Trustees of the Village of Mt. Zion, Illinois, has the authority to direct the sale of real estate pursuant to 65 ILCS 5/11-76-2;

WHEREAS, the Board of Trustees of the Village of Mt. Zion, Illinois has determined that vacant commercial property on Spitler Park Plaza in the Village of Mt. Zion is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village (Property);

WHEREAS, the Board of Trustees of the Village of Mt. Zion, Illinois, is of the opinion that the Property, further described below, should be sold;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS:

Section 1. That the Property is legally described as follows:

A part of the Landscape Buffer Area in Spitler Park Plaza Addition as per Plat recorded in Book 1832, Page 703 of the Records in the Recorder's Office of Macon County, Illinois and more particularly described as follows:

Beginning at the Northeast Corner of Lot 2 of said Spitler Park Plaza Addition; thence North 89 degrees 53 minutes 24 seconds East (Bearings are based on Illinois State Plane Coordinate System – East Zone (NAD 83)(2011)), along the South right-of-way line of Spitler Plaza Drive, a distance of 119.98 feet to an iron pin; thence South 00 degrees 56 minutes 16 seconds East, a distance of 50.07 feet to an iron pin found at the Northeast Corner of Lot Eight (8) of Wilcox First Addition as per plat recorded in Book 1575 on Page 54 of the records in the Recorder's office of Macon County, Illinois; thence South 89 degrees 55 minutes 46 seconds West, a distance of 119.98 feet (recorded 120 feet) to an iron pin found at the Northwest Corner of Lot Eight (8) of said Wilcox First Addition; thence North 00 degrees 56 minutes 56 seconds West, a distance of 49.99 feet (recorded 48.83 feet) to an iron pin, said point being the Point of Beginning.

Said parcel contains 0.138 acres, more or less.

Part of PIN: 12-17-03-104-054

Section 2. The Property is a vacant commercial lot that has never been developed or used by the Village.

Section 3. That the Property shall be sold to Glosser Properties (Buyer), whose bid was determined to be in the best interests of the Village of Mt. Zion by the Board of Trustees.


Section 4. That the Board of Trustees have approved a sale price of \$1,800.00, to be paid to the Village of Mt. Zion by the Buyer in full on or before May 21, 2024.

Section 5. That upon passage of this Ordinance and consideration paid by Buyer, title to the Property shall be conveyed to Purchaser via Quitclaim Deed executed by Julie Miller as Village Administrator. Said Quitclaim Deed shall be filed in the Office of the Recorder, Macon County, Illinois, by the Buyer. Buyer shall be solely responsible for any and all recording fees.

Section 6. That a Notice of the proposal to sell the Property was published in a newspaper of general circulation which serves the Village of Mt. Zion, Macon County, Illinois, which stated that the Village would accept bids for the purchase of the Property at a regular meeting of the Village Board to be held on May 20, 2024. Said Notice was published in accordance with the requirements of 65 ILCS 5/11-76-2.

PASSED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, ON THE 20TH DAY OF MAY 2024 PURSUANT TO A ROLL CALL VOTE AS FOLLOWS.

Doty	<u>YEA</u>	Siudyla	<u>YEA</u>
Kernan	<u>YEA</u>	Patrick	<u>YEA</u>
Scales	<u>YEA</u>	Tibbs	<u>ABSENT</u>



VILLAGE MAYOR

ATTEST:



VILLAGE CLERK

5 Ayes 0 Nays

STATE OF ILLINOIS)
) SS
COUNTY OF MACON)

I, the undersigned, Clerk of the Village of Mt. Zion, do hereby certify that the above and foregoing is a true, perfect and correct copy of Ordinance No. 2024-13 adopted at a meeting of the Board of Trustees of said Village held the 20th day of May, 2024 and that the original of said Ordinance is in my custody as such Clerk pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village this 20th day of May 2024.



Clerk - The Village of Mt. Zion

REAL ESTATE PURCHASE AGREEMENT

1. The Village of Mt. Zion, an Illinois municipal corporation, as Seller, agrees to sell, and Glosser Properties LLC, as Buyer, agrees to purchase at the price of \$ 1,800.00 the following legally described real estate (Premises) situated in Macon County, Illinois:

A part of the Landscape Buffer Area in Spitler Park Plaza Addition as per Plat recorded in Book 1832, Page 703 of the Records in the Recorder's Office of Macon County, Illinois and more particularly described as follows:

Beginning at the Northeast Corner of Lot 2 of said Spitler Park Plaza Addition; thence North 89 degrees 53 minutes 24 seconds East (Bearings are based on Illinois State Plane Coordinate System – East Zone (NAD 83)(2011)), along the South right-of-way line of Spitler Plaza Drive, a distance of 119.98 feet to an iron pin; thence South 00 degrees 56 minutes 16 seconds East, a distance of 50.07 feet to an iron pin found at the Northeast Corner of Lot Eight (8) of Wilcox First Addition as per plat recorded in Book 1575 on Page 54 of the records in the Recorder's office of Macon County, Illinois; thence South 89 degrees 55 minutes 46 seconds West, a distance of 119.98 feet (recorded 120 feet) to an iron pin found at the Northwest Corner of Lot Eight (8) of said Wilcox First Addition; thence North 00 degrees 56 minutes 56 seconds West, a distance of 49.99 feet (recorded 48.83 feet) to an iron pin, said point being the Point of Beginning.

Said parcel contains 0.138 acres, more or less.

Part of PIN: 12-17-03-104-054

2. This Agreement is for the sale and purchase of the Premises in its "as-is" condition as of the date of this Agreement. Buyer acknowledges that no representations, warranties or guarantees with respect to the condition of the Premises have been made by Seller or Seller's agent.

3. Buyer shall pay Seller the balance of the purchase price at the office of Mt. Zion Village Hall, 1400 Mt. Zion Parkway, Mt. Zion, Illinois, on or before May 20, 2024, which event is called Settlement. Seller shall determine in its sole discretion how the purchase price shall be paid by Buyer (personal check, money order, cashier's check, wire transfer, etc.).

4. Upon receipt of the full balance of the purchase price, Seller shall deliver to Buyer a Quitclaim Deed for the Premises. Buyer shall be solely responsible for paying the costs to record the Quitclaim Deed in the Macon County Recorder's Office.

5. Buyer shall be entitled to possession of the Premises on the date of Settlement. Buyer shall be responsible for general real estate taxes for 2024 and all subsequent years.

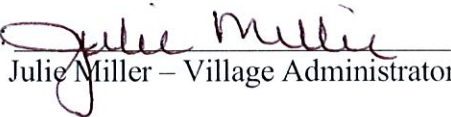
6. This transaction is exempt from real estate transfer tax under 35 ILCS 200/31-45(b).

7. This Agreement may be executed in counterparts which together shall constitute one and the same document.

Dated this 20th day of May 2024.

SELLER:

VILLAGE OF MT. ZION,
an Illinois municipal corporation,

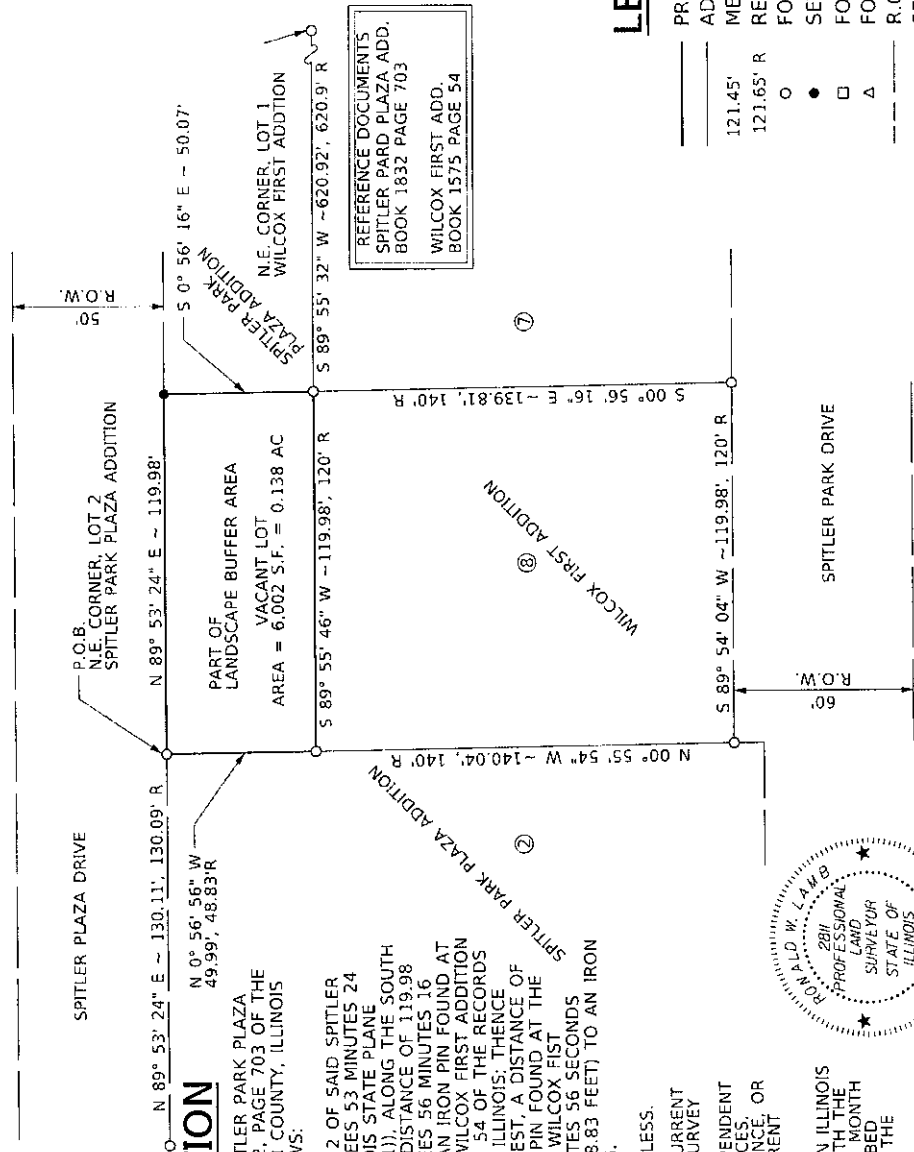
BY: 
Julie Miller – Village Administrator

BUYER:

Glosser Properties LLC

BY: 
Ryan Glosser

PLAT OF SURVEY



LEGAL DESCRIPTION

A PART OF THE LANDSCAPE BUFFER AREA IN SPITTLER PARK PLAZA ADDITION AS PER PLAT RECORDED IN BOOK 1832, PAGE 703 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SAID SPITTLER PARK PLAZA ADDITION; THENCE NORTH 89 DEGREES 53 MINUTES 24 SECONDS EAST (BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83(2011)), ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPITTLER PARK PLAZA DRIVE, A DISTANCE OF 119.98 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 56 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.07 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT EIGHT (8) OF WILCOX FIRST ADDITION AS PER PLAT RECORDED IN BOOK 1575 ON PAGE 54 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 55 MINUTES 46 SECONDS WEST, A DISTANCE OF 119.98 FEET (RECORDED 120 FEET) TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT EIGHT (8) OF SAID WILCOX FIRST ADDITION; THENCE NORTH 00 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 49.99 FEET (RECORDED 48.83 FEET) TO AN IRON PIN; SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.138 ACRES, MORE OR LESS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

I, RONALD W. LAMB, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT IN THE MONTH OF MARCH 2024 I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

Ronald W. Lamb 3/25/2024
 DATE
 RONALD W. LAMB
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002811
 FUHRMANN ENGINEERING, INC.
 1401 REGENCY DRIVE EAST, SUITE B, SAVOY, IL 61874



JOB NO.:	24-2229
DRAWN BY:	TMM, BJG
DATE:	3/13/2024
CHECKED BY:	RWL
DATE:	3/25/2024
FOLLOW UP:	

FIELDBOOK NO.:	140
PAGE(S):	49
CREW:	54
FIELDWORK DATE:	3/25/2024

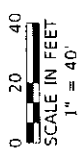
CLIENT:	MS. JULIE MILLER VILLAGE ADMINISTRATOR VILLAGE OF MT. ZION 1400 MT. ZION PARKWAY MT. ZION, IL 62549
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PROJECT LOCATION:	LANDSCAPE BUFFER AREA MT. ZION, IL 62549
TAX ID:	12-17-03-104-054 (P.T.)

SURVEY TYPE:	BOUNDARY
SHEET	1 OF 1

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MEASURED DIMENSION
- RECORDED DIMENSION
- FOUND IRON PIN OR PIPE
- SET 3/4 INCH IRON PIN
- FOUND TABLET
- FOUND STONE
- R.O.W. LINE
- SECTION LINE
- FENCE LINE
- BUILDING FOOTPRINT



BEARINGS ARE
 IL. STATE PLANE
 EAST ZONE
 (NAD 83)(2011)

REFERENCE DOCUMENTS
 SPITTLER PARK PLAZA ADD.
 BOOK 1832 PAGE 703
 WILCOX FIRST ADD.
 BOOK 1575 PAGE 54