

FOR RECORDING PURPOSES

**AN ORDINANCE TO DIRECT THE SALE OF VACANT RESIDENTIAL PROPERTY,
KAYS COURT, MT. ZION, MACON COUNTY, ILLINOIS**

ORDINANCE NO. 2024-20

**AN ORDINANCE TO DIRECT THE SALE OF VACANT RESIDENTIAL PROPERTY,
KAYS COURT, 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 residential property on Kays Court 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 Lot 102 in Baltimore Acres 2nd Addition as per Plat recorded in Book 1832 at Page 95 of the Records in the Recorder's Office of Macon County, Illinois and more particularly described as follows:

Beginning at a found iron pin located at the most Southern Southeast Corner of said Lot 102; thence South 89 degrees 48 minutes 56 seconds West (Bearings are based on Illinois State Plane Coordinate System - East Zone (NAD 83)(2011)), a distance of 50.00 feet to an iron pin; thence North 00 degrees 14 minutes 31 seconds West, a distance of 30.83 feet to an iron pin; thence South 83 degrees 55 minutes 52 seconds West, a distance of 90.46 feet to an iron pin; thence Northwesterly 10.02 feet along a curve to the left having a radius of 50.00 feet, the chord of said curve bears North 5 degrees 54 minutes 35 seconds West, a distance of 10.00 feet to an iron pin; thence North 83 degrees 55 minutes 52 seconds East, a distance of 141.72 feet to an iron pin on the Easterly line of said Lot 102 and also being on the West line of Lot 61 in said Baltimore Acres 2nd Addition; thence South 00 degrees 14 minutes 31 seconds East, a distance of 46.03 feet to the point being the Point of Beginning.

Said parcel contains 3,080 square feet, more or less, or 0.071 acres, more or less.

Part of PIN: 12-17-05-227-010

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

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

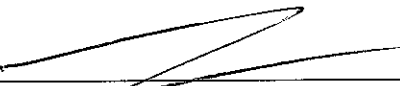
Section 4. That the Board of Trustees have approved a sale price of \$500.00, to be paid to the Village of Mt. Zion by the Buyer in full on or before July 15, 2024.

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 July 15, 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. ZIONI, MACON COUNTY, ILLINOIS, ON THE 15TH DAY OF JULY 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>YEA</u>



VILLAGE MAYOR

ATTEST:


VILLAGE CLERK

6 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. 2024-20 adopted at a meeting of the Board of Trustees of said Village held the 15th day of July, 2024 and that the original of said Ordinance is in my custody as such Clerk pursuant to law.

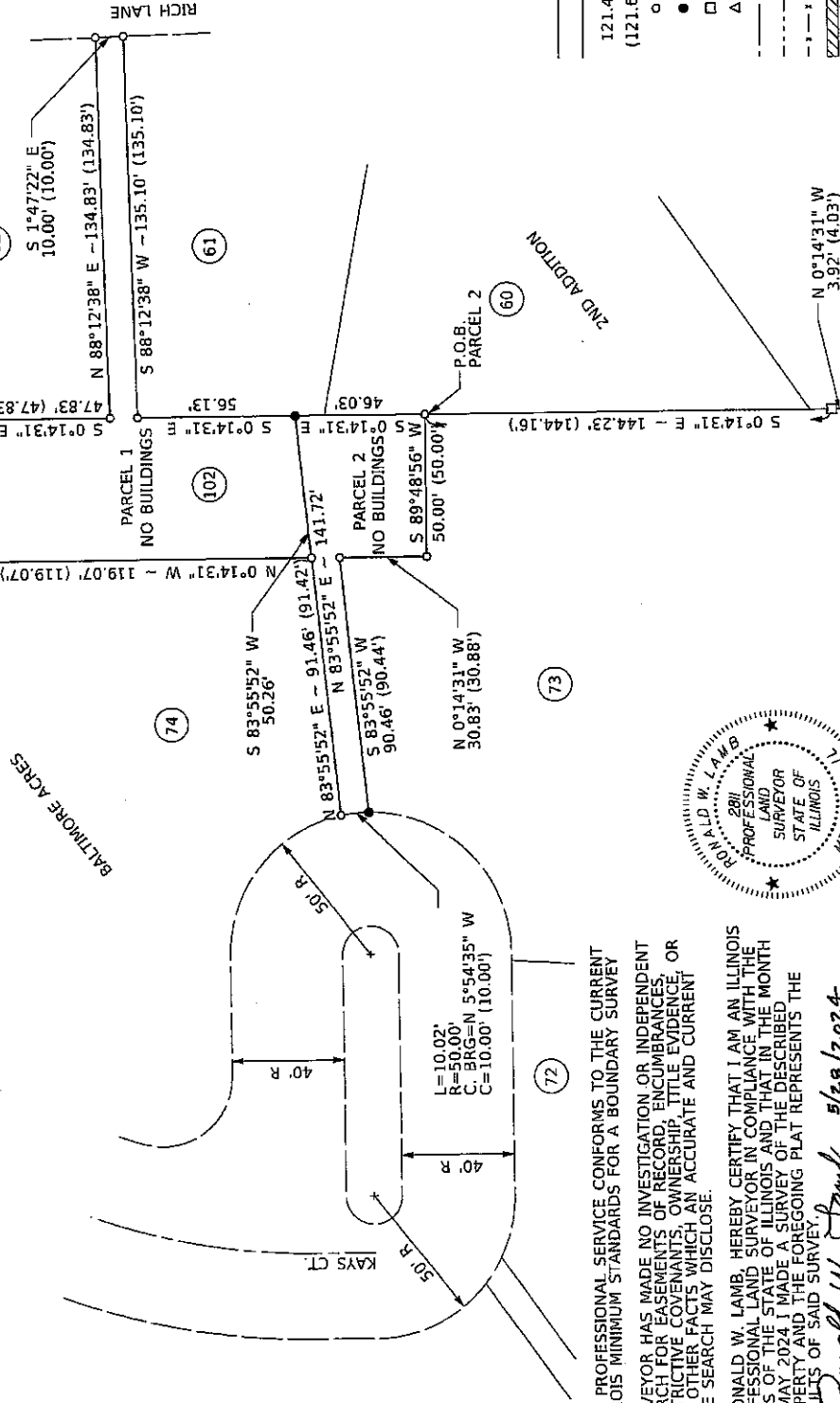
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village this 15th day of July 2024.



Clerk - The Village of Mt. Zion

PLAT OF SURVEY

LOT 102 OF BALTIMORE ACRES 2ND ADDITION AS PER PLAT RECORDED IN BOOK 1832 ON PAGE 95 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS



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 MAY 2024 I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE FOREGOING PLAT REPRESENTS THE RESULTS OF SAID SURVEY.

Ronald W. Lamb 5/28/2024

RONALD W. LAMB
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002811
 FUHRMANN ENGINEERING, INC.
 1401 REGENCY DRIVE EAST, SUITE B, SAVOY, IL. 61874

FIELDBOOK NO.: 140	CLIENT: MS. JULIE MILLER VILLAGE ADMINISTRATOR VILLAGE OF MT. ZION 1400 MT. ZION PARKWAY MT. ZION, IL 62549
PAGE(S): 96-97	PROJECT LOCATION: LOT 102 BALTIMORE ACRES MT. ZION, IL 62549
CREW: TKM, BIG	TAX ID: 12-17-05-227-010
DATE: 5/20/2024	
CHECKED BY: RWL	
DATE: 5/28/2024	
FIRM REGISTRATION NUMBER: 184-00322	

PLAT OF SURVEY

PARCEL 1 LEGAL DESCRIPTION

A PART OF LOT 102 IN BALTIMORE ACRES 2ND ADDITION AS PER PLAT RECORDED IN BOOK 1832 AT PAGE 95 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN LOCATED AT THE MOST NORTHERN NORTHWEST CORNER OF SAID LOT 102; THENCE NORTH 89 DEGREES 45 MINUTES 29 SECONDS EAST (BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83)(2011)); A DISTANCE OF 50.00 FEET TO AN IRON PIN AT THE MOST NORTHERN NORTHEAST CORNER OF SAID LOT 102; THENCE SOUTH 0 DEGREES 14 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF LOT 62 OF SAID BALTIMORE ACRES 2ND ADDITION, A DISTANCE OF 47.83 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 62; THENCE NORTH 88 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 134.83 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 62; THENCE SOUTH 1 DEGREE 47 MINUTES 22 SECONDS EAST, ALONG THE MOST EASTERLY LINE OF SAID LOT 102, A DISTANCE OF 10.00 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 61 OF SAID BALTIMORE ACRES 2ND ADDITION; THENCE SOUTH 88 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 135.10 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 61; THENCE SOUTH 0 DEGREES 14 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 61, A DISTANCE OF 56.13 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.26 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 74 OF SAID BALTIMORE ACRES 2ND ADDITION; THENCE NORTH 0 DEGREES 14 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 74, A DISTANCE OF 119.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.175 SQUARE FEET, MORE OR LESS, OR 0.165 ACRES, MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION

A PART OF LOT 102 IN BALTIMORE ACRES 2ND ADDITION AS PER PLAT RECORDED IN BOOK 1832 AT PAGE 95 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN LOCATED AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID LOT 102; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST (BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83)(2011)); A DISTANCE OF 50.00 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 14 MINUTES 31 SECONDS WEST, A DISTANCE OF 30.83 FEET TO AN IRON PIN; THENCE SOUTH 83 DEGREES 55 MINUTES 52 SECONDS WEST, A DISTANCE OF 90.46 FEET TO AN IRON PIN; THENCE NORTHWESTERLY 10.02 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 5 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 10.00 FEET TO AN IRON PIN; A DISTANCE OF 141.72 DEGREES 55 MINUTES 52 SECONDS EAST, A DISTANCE OF 102 FEET TO AN IRON PIN ON THE EASTERLY LINE OF SAID LOT 102 AND ALSO BEING ON THE WEST LINE OF LOT 61 IN SAID BALTIMORE ACRES 2ND ADDITION; THENCE SOUTH 00 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF 46.03 FEET TO THE POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,080 SQUARE FEET, MORE OR LESS, OR 0.071 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS
BALTIMORE ACRES 2ND ADD.
BOOK 1832, PAGE 95



SCALE IN FEET
1" = 40'

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

LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
121.45' (121.65')	MEASURED DIMENSION
○	RECORDED DIMENSION
●	FOUND IRON PIN OR PIPE
□	SET 3/8 INCH IRON PIN
△	FOUND CONC. MONUMENT
—	FOUND STONE
—	R.O.W. LINE
---	SECTION LINE
---	FENCE LINE
	BUILDING FOOTPRINT
(102)	ORIGINAL LOT NUMBER

		JOB NO.: 24-2248 DRAWN BY: TKM, BIG DATE: 5/20/2024 CHECKED BY: RWL DATE: 5/28/2024	FIELDBOOK NO.: 140 PAGE(S): 56-57 CREW: TKM, BIG FIELDWORK DATE: 5/02/2024 FOLLOW UP: 5/20/2024	CLIENT: MS. JULIE MILLER VILLAGE ADMINISTRATOR VILLAGE OF MT. ZION 1400 MT. ZION PARKWAY MT. ZION, IL 62549	PROJECT LOCATION: LOT 102 BALTIMORE ACRES MT. ZION, IL 62549 TAX ID: 12-17-05-227-010	SURVEY TYPE: BOUNDARY	SHEET 2 OF 2
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