

STATE OF ILLINOIS)
THE COUNTY OF COOK) SS
VILLAGE OF LEMONT)



Doc# 2310422037 Fee \$133.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/14/2023 12:19 PM PG: 0

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting Village Clerk of the Village of Lemont, Cook, DuPage and Will Counties, Illinois (the "Municipality"), and as such official I am the keeper of the records and files of the Municipality and of its President and Board of Trustees (the "Corporate Authorities").

I do further certify that the attached ordinance constitutes a full, true and complete excerpt from the proceedings of the regular meeting of the Corporate Authorities held on the 10 day of May 2021, insofar as same relates to the adoption of Ordinance No. O-23-21 entitled:

ORDINANCE NO. O-23-21

ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT APPROXIMATELY 2.41 ACRES LOCATED AT 12895 MCCARTHY ROAD IN LEMONT, IL (VILLAS AT EQUESTRIAN MEADOWS)

a true, correct and complete copy of which ordinance as adopted at such meeting appears in the transcript of the minutes of such meeting and is hereto attached. Such ordinance was adopted and approved on the date thereon set forth by not less than a affirmative vote of a majority of the Corporate Authorities and approved by the Village President on the date indicated thereon.

I do further certify that the deliberation of the Corporate Authorities on the adoption of the above ordinance were taken openly, that the adoption of such ordinance was duly moved and seconded, that the vote on the adoption of such ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for such meeting was duly and continuously posted on the Municipality's website and at the office of Village Clerk at least 48 hours before the meeting, that notice of such meeting was duly given to all to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meeting laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such laws and such Code and their procedural rules in the adoption of such ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Lemont, Illinois, this 10 day of May, 2021.



Charlene Smollen
Village Clerk
by Deputy Clerk
Janet Schatz

RECORDING FEE 133-
DATE 4-14-23 COPIES 0x
OK BY RUSTO

VILLAGE OF LEMONT
ORDINANCE NO. 0-23-21

**AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT
APPROXIMATELY 2.41 ACRES LOCATED AT 12895 MCCARTHY ROAD
IN LEMONT, IL**

(Villas at Equestrian Meadows)

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LEMONT
THIS 10th DAY OF MAY, 2021**

**Published in pamphlet form by
authority of the President and
Board of Trustees of the Village
of Lemont, Counties of Cook,
Will and DuPage, Illinois on this
10th day of May, 2021.**

ORDINANCE NO. 0-23-21

**AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT
APPROXIMATELY 2.41 ACRES LOCATED AT 12895 MCCARTHY ROAD
IN LEMONT, IL**

(Villas at Equestrian Meadows)

WHEREAS, the Clerk of the Village of Lemont has received a Petition for Annexation of certain territory into the Village pursuant to Chapter 65, Act 5, Section 7-1-1 of the Illinois Compiled Statutes attached here to as Exhibit A; and

WHEREAS, the Territory (PIN: 22-26-201-012-0000) is described on the Plat of Annexation attached hereto as Exhibit B; and

WHEREAS, the territory described in the Petition for Annexation is not within the corporate limits of any municipality but is contiguous to the Village of Lemont; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice; and

WHEREAS, the legal owners of record of said territories have submitted all required petitions and documents authorizing the annexation of the territory; and

WHEREAS, the President and Board of Trustees of the Village have reviewed the matter herein and have determined that the same is in the best interest of the public health, safety and welfare of the residents of the Village of Lemont.

NOW THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, as follows:

SECTION ONE: That the following described Territory, being indicated on an accurate map of the annexed territory, (attached hereto as Exhibit "B") is hereby annexed to the Village of Lemont, Counties of Cook, DuPage, and Will, Illinois.

SECTION TWO: That the Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance together with an accurate map of the territory annexed appended to this Ordinance.

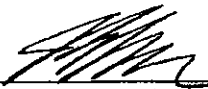
SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

SECTION FOUR: All Ordinances or parts of Ordinances in conflict herewith shall be and the same are hereby repealed.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL AND DUPAGE, ILLINOIS on this 10th DAY OF MAY, 2021.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN
Janelle Kittridge	✓	_____	_____	_____
Ryan Kwasneski	✓	_____	_____	_____
Dave Maher	✓	_____	_____	_____
Ken McClafferty	✓	_____	_____	_____
Rick Sniegowski	✓	_____	_____	_____
Ron Stapleton	✓	_____	_____	_____



 JOHN EGOSKE, Village President

ATTEST:


 CHARLENE M. SMOLLEN, Village Clerk



Exhibit A

Petition for Annexation

Cook County Clerk Office
Recording Division
118 N. Clark St. Room 120
Chicago, IL 60602-1387

Cook County Clerk Office
Recording Division
118 N. Clark St. Room 120
Chicago, IL 60602-1387

STATE OF ILLINOIS)

)

COUNT OF COOK)

PETITION REQUESTING ANNEXATION

TO THE VILLAGE OF LEMONT

SUBJECT TO ANNEXATION AGREEMENT

TO: THE VILLAGE CLERK, VILLAGE OF LEMONT, ILLINOIS

We, the undersigned Petitioners, owners of record of all of the land herein requesting to be annexed, respectfully represent, under oath, that all conditions required for annexation to the Village of Lemont pursuant to and in accordance with Illinois Municipal Code Chapter 65 Illinois Compiled Statutes Section 5/7-1-8 do exist and hereby state under oath to wit:

1. That the territory requested to be annexed is described as follows:
(See legal description attached hereto on Exhibit A and made a part hereof)
2. That the described territory is not within the corporate limits of any municipality but is contiguous to the Village of Lemont, a municipality organized and existing under the laws of the State of Illinois.
3. That a Plat of Annexation showing the described territory is attached hereto and made a part of this Petition or will be provided prior to adoption of the Ordinance annexing said territory.
4. That this petition is signed by all of the owners of record of all land in the described territory and at least 51% of the electors residing in the described territory.
5. That this Petition is subject to the execution of an Annexation Agreement between the Petitioner and the Village of Lemont.

WHEREFORE, you Petitioners respectfully request the Corporate Authorities of the Village of Lemont to annex the above described territory to the Village of Lemont.

<u>NAME</u> (Printed & Signed)	<u>ADDRESS</u>	<u>OWNER</u>	<u>ELECTOR</u>
		(Check all that apply)	

<u>Joan M. Florynski</u>	<u>Warner</u> 911 Warren Ave., Lemont, IL	<u>X</u>	_____
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<u>John Lotito</u>	<u>12895 McCarthy Rd., Lemont, IL</u>	_____	<u>X</u>
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<u>Joan M Florynski</u>	<u>911 W Warner Ave</u>	<u>X</u>	_____
<u>John Lotito</u>	<u>Lotito</u>	_____	<u>X</u>

Community Development Department

Annexation Packet

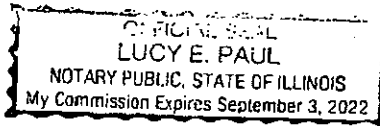
Annexation Petition, updated 01-03-2019

Page 2 of 3

STATE OF ILLINOIS)
)
COUNT OF COOK)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that Joan M. Florynski, personally known to me to be the person whose name is subscribed to the foregoing Petition for annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of March, 2021

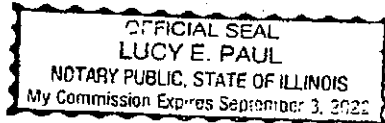


Lucy E. Paul
Notary Public

STATE OF ILLINOIS)
)
COUNT OF COOK)

I, the undersigned, a Notary Public DO HEREBY CERTIFY that John Lotito, personally known to me to be the person whose name is subscribed to the foregoing Petition for annexation, appeared before me this day in person and acknowledged that he/she, being thereunto duly authorized, signed and delivered said Petition for Annexation as his/her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of March, 2021



Lucy E. Paul
Notary Public

Exhibit B

Plat of Annexation

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Legal Description

the south 700 feet of the east 150 feet of the west 872.28 feet of the east half of the northeast quarter in section 26 township 37 north range 11 east of the third principal meridian in cook county il

Pin: 22-26-201-012-0000

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK

PLAT RECORDING

ATTACHED TO DOCUMENT

2310422037

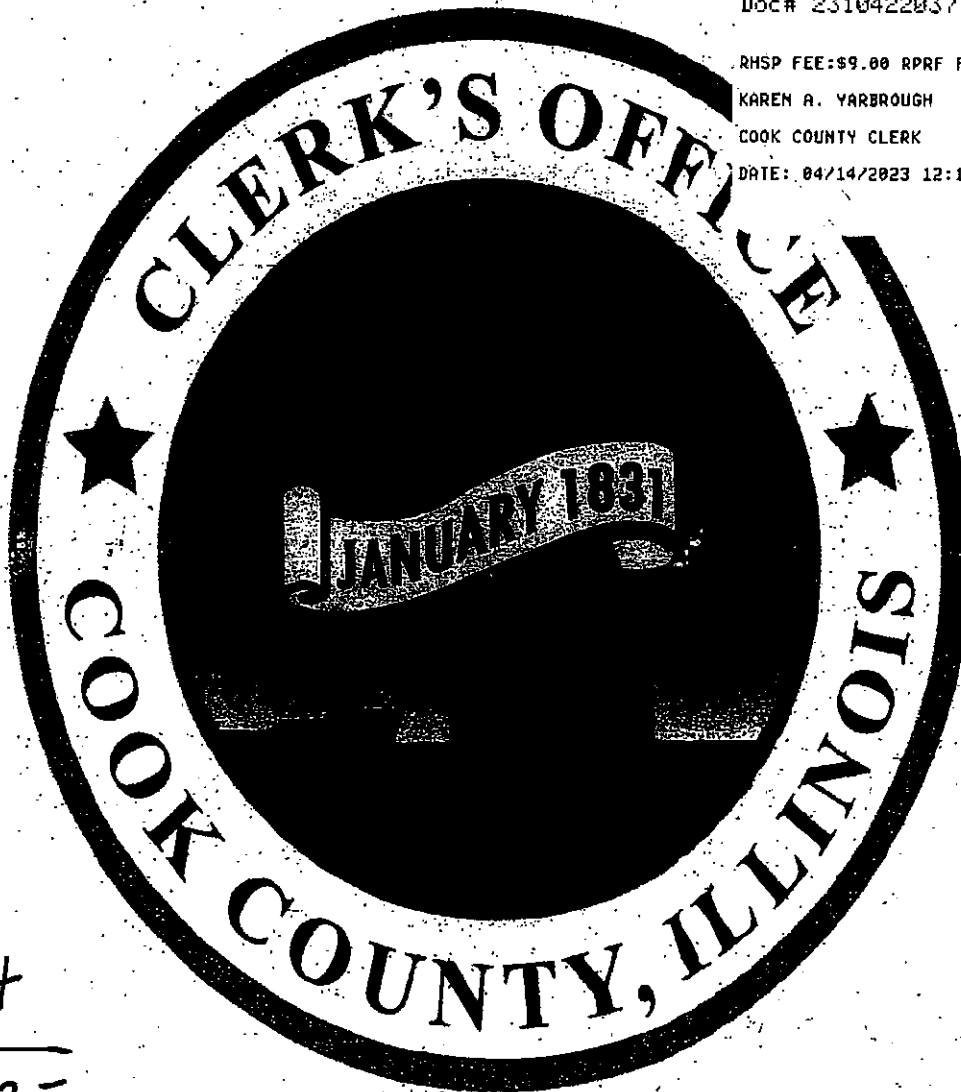
Doc# 2310422037 Fee \$133.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/14/2023 12:19 PM PG: 0



10 pgs
1 ov-plat

\$ 133 -

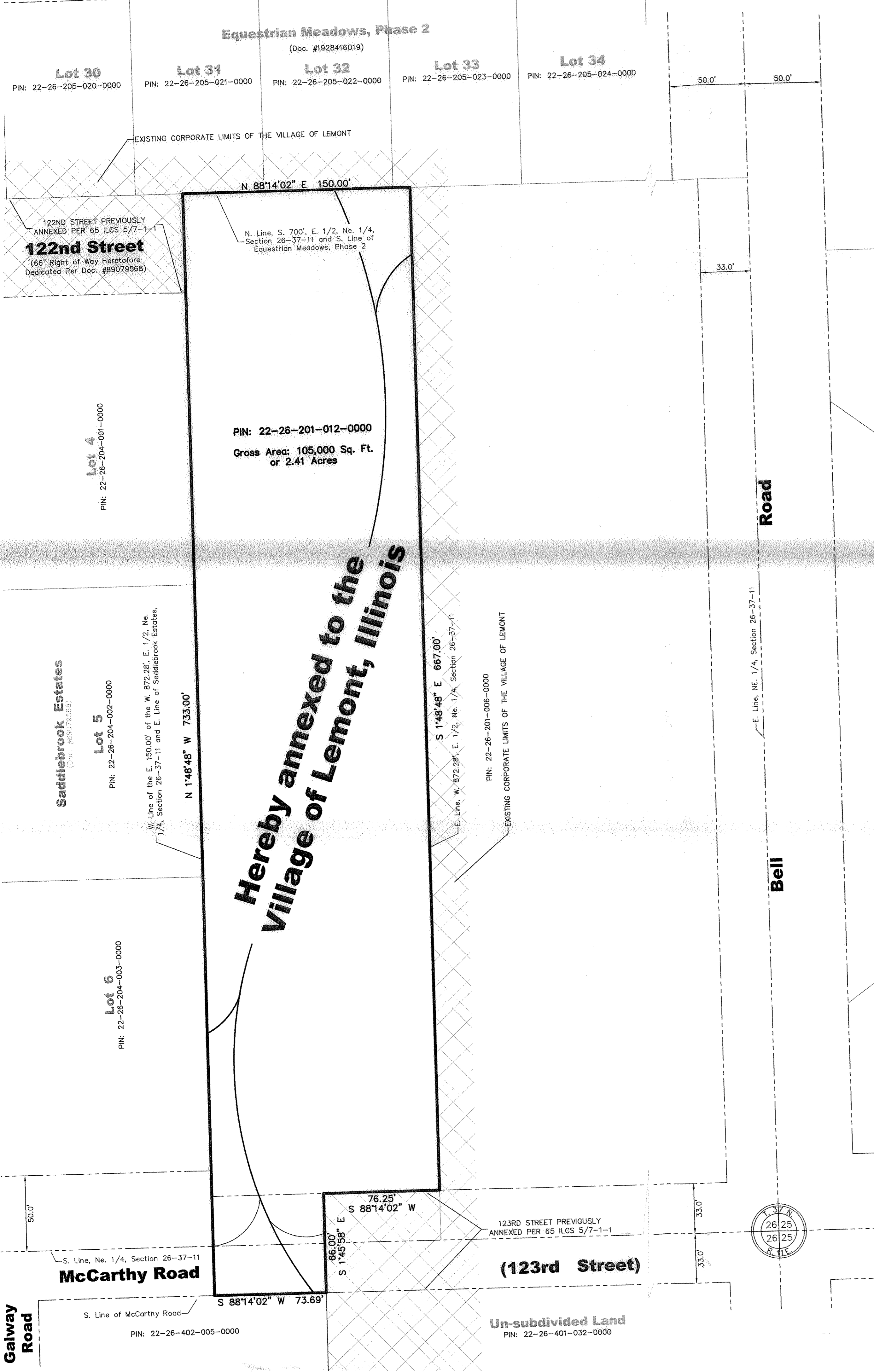
Rv15TD

IMAGES STORED IN PLAT INDEX DATABASE

PLAT OF ANNEXATION TO THE VILLAGE OF LEMONT, ILLINOIS

2310422037 1 of 1

Doc# 2310422037 Fee \$133.00
RHPF FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 04/14/2023 12:19 PM PG: 0



LEGAL DESCRIPTION
THE SOUTH 700 FEET OF THE EAST 150.00 FEET OF THE WEST 872.28 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 IN SECTION 26, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, John McDonnell, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT
DATED THIS 24 DAY OF March, A.D., 2023
OWNER: [Signature]
NAME

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
I, Ann M. Bell, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT John McDonnell, THE owner OF Village of Equestrian Meadows, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS, AS SUCH owner (TITLE), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID annexation, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTORIAL SEAL:
THIS 24 DAY OF March, A.D., 2023
BY: [Signature]
NOTARY PUBLIC



PRESIDENT AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, WILL AND DUPAGE COUNTIES, ILLINOIS AT A MEETING HELD:
THIS 27 DAY OF March, A.D., 2023
BY: [Signature]
PRESIDENT
ATTEST: Charlene Simpson
by Deputy Clerk Janet Schatz
VILLAGE CLERK
VILLAGE OF LEMONT
SEAL
ILLINOIS

"ACCORDING TO 65 ILCS 5/7-1-1 THE NEW BOUNDARY SHALL EXTEND TO THE FAR SIDE OF ANY ADJACENT HIGHWAY AND SHALL INCLUDE ALL OF EVERY HIGHWAY WITHIN THE AREA ANNEXED. THESE HIGHWAYS SHALL BE CONSIDERED TO BE ANNEXED EVEN THOUGH NOT INCLUDED IN THE LEGAL DESCRIPTION SET FORTH IN THE PETITION FOR ANNEXATION."

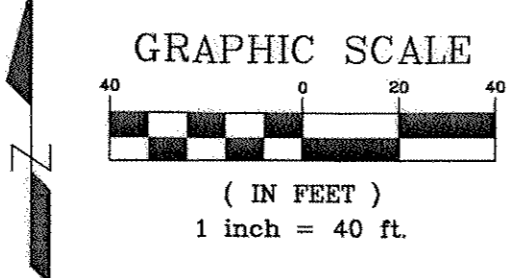
SUBMITTED BY: The Village of Lemont
418 Main Street
Lemont, Illinois 60439
RETURN TO: The Village of Lemont
418 Main Street
Lemont, Illinois 60439

BASIS OF BEARING
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

PARCEL IDENTIFICATION NUMBER
22-26-201-012-0000

ADDRESSES
12895 MCCARTHY ROAD
LEMONT, ILLINOIS

SITE DATA
GROSS AREA: 105,000 SQ. FT. OR 2.41 ACRES



THIS DOES NOT REQUIRE THE COUNTY CLERK'S ENDORSEMENT PER 35 ILCS 200/9-55
DATE: Apr 13 2023
COUNTY CLERK

LEGEND
——— PROPERTY LINE
- - - - - EXISTING RIGHT-OF-WAY LINE
- - - - - SECTION LINE
- - - - - EXISTING CORPORATE LIMITS OF THE VILLAGE OF LEMONT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HERON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.
FURTHERMORE, I DESIGNATE JEFFERY STEIN, A REPRESENTATIVE OF THE VILLAGE OF LEMONT, TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.
DATED AT MOKENA, ILLINOIS, THIS 10TH DAY OF MAY, A.D., 2021.
[Signature]
STEVEN J. LAUB
ILLINOIS LAND SURVEYOR NO. 35-3160
MY CURRENT LICENSE EXPIRES NOV. 30, 2022



DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190th Street, Suite L Mokena, Illinois 60448 (708) 328-4961 FAX: (708) 326-4962 IL PROF. LIC. No.: 184 - 003740	PREPARED FOR: CASTLETOWN HOMES	REVISIONS			PLAT OF ANNEXATION			SHEET NO. 1 of 1
		NO. DATE DESCRIPTION BY 1. 07/13/2021 VILLAGE COMMENTS SJL	12895 MCCARTHY ROAD, LEMONT, IL			DRAFTING COMPLETED: 05/10/2021 DRAWN BY: SJL PROJECT MANAGER: SJL FIELD WORK COMPLETED: 01/11/2021 CHECKED BY: SJL SCALE: 1" = 40'	Project No: 20-0030	

L:\Projects\2023\20-0030\Survey\Map\Annexation\20-0030_Annexation.dwg Plot Date: 7/15/2023 9:37 AM By: sls