

ORDINANCE NO. 3111

STATE OF ILLINOIS
CITY OF COLUMBIA
FILED FOR RECORD

**AN ORDINANCE APPROVING THE TRANSFER OF REAL
ESTATE COMMONLY KNOWN AS THE 'JAMES PIGGOT LAND
CLAIM/SCHNEIDER FARMSTEAD,' LOCATED AT 11562 BLUFF
ROAD IN COLUMBIA, ILLINOIS FROM THE COLUMBIA
HISTORICAL SOCIETY, AN ILLINOIS NON-PROFIT
CORPORATION, TO THE CITY OF COLUMBIA, ILLINOIS**

JUL 21 2014


City Clerk

WHEREAS, the City of Columbia, Illinois, (hereinafter, "the City"), is a municipal corporation and body both corporate and politic created and existing in and by virtue of the laws of the State of Illinois located in Monroe and St. Clair counties, Illinois; and

WHEREAS, the City, pursuant to Section 11-76.1-1 of the Illinois Municipal Code (65 ILCS 5/11-76.1-1), has the power to acquire real property for public purposes; and

WHEREAS, the Columbia Historical Society (the "Society"), a not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois, is the owner of lot 11-A of the Bluff View Estates Subdivision in the City of Columbia, Monroe County, Illinois (the "Property") by virtue of a Warranty Deed from K & F Development, Inc., an Illinois corporation, as the Grantor, dated August 17, 1988 recorded in the Monroe County, Illinois Recorder's Office in Deed Book 159, on Pages 368 & 369, as Document No. 155384; and

WHEREAS, there is located on said Property the remains of a historic barn, as well as an old farmstead (former residence) and a shed where the Society currently stores items and artifacts that the Society intends will be preserved as evidence of the heritage of the City and the region; and

WHEREAS, both the Society and the City agree that a locally and regionally historically significant site commonly known as "Piggott's Fort" was located nearby, that said Property subsequently became Schneider's Farm (which included the barn, which is believed to have been constructed with stones derived from Piggot's Fort), and that this Property should be used to commemorate both the fort and the farm with their corresponding contributions to local and regional heritage; and

WHEREAS, the Society now desires and intends to transfer and convey this Property to the City so that the City will own the Property and improvements located thereon and will be able to protect, maintain, restore and preserve the Property for posterity; and

WHEREAS the Society and the City had previously reached mutual agreement on conditions under which the ownership of the Property may be transferred, said Agreement having been approved by the City under Ordinance 2958 on June 18th, 2012; and

WHEREAS the conditions under which the Property might be transferred, as stipulated in the Agreement, have been met; and

WHEREAS, the City has agreed to receive and the Society has agreed to transfer the Property located at 11562 Bluff Rd., Columbia, Monroe County, Illinois pursuant to a Special Warranty Deed (the "Deed"), a copy of which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the City Council has determined that the transfer of the Property to the City and its ongoing public use will provide benefit to the public in perpetuity.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Columbia, as follows:

Section 1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Columbia, Illinois.

Section 2. The Deed for the transfer of the Property is hereby adopted.

Section 3. The City Clerk is hereby directed to record the executed Deed with Monroe County.

Section 4. This Ordinance shall be in full force and effect from and after its passage, as provided by law.

Alderman Agne moved the adoption of the above and foregoing Ordinance; the motion was seconded by Alderman Ebersohl, and the roll call vote was as follows:

YEAS: Aldermen Ebersohl, Agne, Roessler, Mathews, Reis and Holtkamp.

NAYS: None.

ABSENT: Aldermen Niemietz and Huch.

ABSTENTIONS: None.

PASSED by the City Council and APPROVED by the Mayor this 21st day of July, 2014.



KEVIN B. HUTCHINSON, Mayor

ATTEST:



WESLEY HOEFFKEN, City Clerk

(SEAL)

Prepared by and After
Recording Return To:

Douglas C. Gruenke
Belsheim & Bruckert, L.L.C.
1002 E. Wesley Drive
Suite 100
O'Fallon, IL 62269

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, Columbia Historical Society, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants and conveys to the City of Columbia, an Illinois municipal corporation whose address is 208 S. Rapp Avenue, Columbia, Monroe County, Illinois, the following described real estate, to wit, together with all the estate and rights of Grantor in the premises:

Lot No. 11-A of Bluff View Estates, a tract of land being part of U. S. Survey 554, Claim 487, Township 1 South, Range 10 West, of the 3rd P.M., Monroe County, Illinois in accordance with plat thereof recorded in Plat Envelope 170-B, as Document No. 155062 in the Recorder's Office, Monroe County, Illinois.

Permanent Parcel No. 04-17-417-034-000.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by the Grantor; and
2. That Grantor will warrant and defend the property here conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, said Grantor has caused its name and seal to be signed to these presents, the day and year first below written.

Dated this 23rd day of July, 2014.

COLUMBIA HISTORICAL SOCIETY



By: E.J. Vogt

Title: President

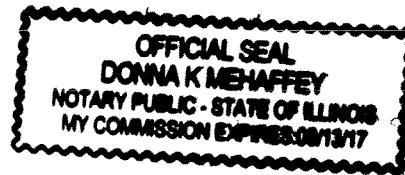
Subscribed and sworn to me this 23rd day of July, 2014.



Notary Public

Send future tax bills to:

City of Columbia
208 S. Rapp Ave.
Columbia, IL 62236



<p style="text-align: center;">AFFIX TRANSFER TAX STAMP OR "EXEMPT UNDER PROVISIONS OF PARAGRAPH E" SECTION 4, REAL ESTATE TRANSFER TAX ACT.</p>	
DATE	BUYER, SELLER OR REPRESENTATIVE