

CITY OF NEWTON, ILLINOIS

ORDINANCE NO. 21-13

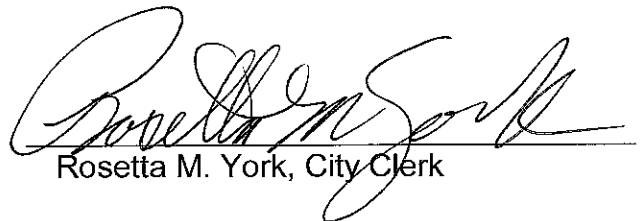
ORDINANCE AUTHORIZING SALE
OF MUNICIPALLY OWNED REAL PROPERTY

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF NEWTON, ILLINOIS
THIS 7th DAY OF SEPTEMBER, 2021

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF
THE CITY COUNCIL OF THE CITY OF NEWTON
JASPER COUNTY, ILLINOIS
THIS 7th DAY OF SEPTEMBER, 2021

CERTIFICATE OF PUBLICATION

I, Rosetta M. York, the duty qualified City Clerk of the City of Newton, Illinois, and the official custodian of records of said City do hereby certify that this Ordinance was published in pamphlet form by authority of the City Council on the 7th day of September, 2021.


Rosetta M. York, City Clerk

ORDINANCE AUTHORIZING SALE
OF MUNICIPALLY OWNED REAL PROPERTY

WHEREAS, the City of Newton, Illinois owns the Real Estate described on Exhibit A, attached hereto and incorporated herein by this reference, and

WHEREAS, said property is generally located in FIVE APRILS SUBDIVISION to City of Newton, Illinois and is currently unimproved (Real Property); and

WHEREAS, the City Council of the City of Newton, Illinois has determined that it is no longer necessary, appropriate, required for the use of or profitable to or for the best interest of the City of Newton that it retain title to the Real Property; and

WHEREAS, pursuant to 65 ILCS 5/11-76-2 of the Illinois Municipal Code Notice has been given of the proposal to sell said Real Property and bids have been invited for the purchase of the Real Property, said Notice having been first published on June 11, 2021 and having been published once a week for three successive weeks in the Newton Press a newspaper published in the municipality; and

WHEREAS, pursuant to said Notice, the bids were opened at the regular meeting of the City Council of Newton Illinois held on July 20, 2021; and

WHEREAS, the following bids for the purchase of the real property have been received;

<u>BIDDER</u>	<u>AMOUNT</u>
DEBORAH HUDDLESTUN	\$5,002.00

and

WHEREAS, the City of Newton finds and determines that the best interest of the City of Newton and its residents will be served by the acceptance of the bid submitted by DEBORAH HUDDLESTUN and the sale of Real Property to such bidder for the amount bid of \$5,002.00 which amount represents the highest and only bid.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Newton, Jasper County, Illinois as follows:

Section One: The foregoing recitals are incorporated herein as findings of the City Council.

Section Two: The bid of DEBORAH HUDDLESTUN in the amount of \$5,002.00 is hereby accepted by the City Council of the City of Newton, Illinois for the sale of the Real Property.

Section Three: The Mayor is hereby authorized and directed to sign and the City Clerk is hereby authorized and directed to attest a contract for the sale and purchase of the Real Property, which contract shall be in the form attached hereto as Exhibit B.

Section Four: Upon satisfaction of the terms of the aforesaid contract and upon the payment of the aforesaid bid price in the manner provided in said contract, the Mayor is hereby authorized and directed to convey and transfer the Real Property to DEBORAH HUDDLESTUN by Quit Claim Deed of conveyance, stating therein the aforesaid consideration, and the City Clerk is hereby authorized to acknowledge and attest such deed.

Section Five: The Mayor and the Clerk are hereby authorized, respectively, to execute and attest such other documents as may be necessary to effect the conveyance herein authorized.

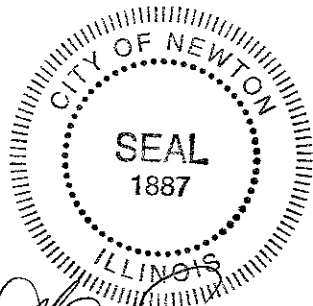
Section Six: This Ordinance shall be in full force and effect from and after its passage, by a vote of at least three fourths of the corporate authorities now holding office, and approval in the manner provided by law.

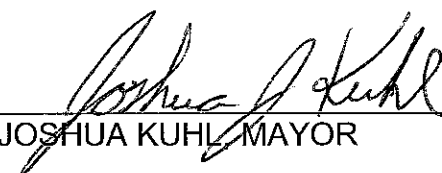
Upon roll call vote the following aldermen voted Aye: **Eric Blake, Marlene Harris, Gayle Glumac, Larry Brooks and R. J. Lindemann**

Upon roll call vote the following aldermen voted Nay: **None**

Upon roll call vote the following aldermen absent: **David Brown**

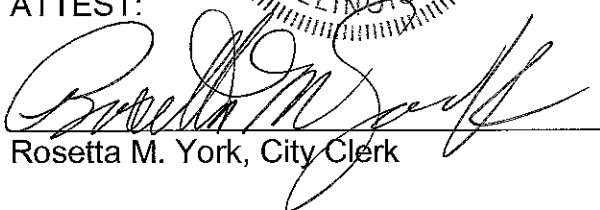
Passed, approved and published in pamphlet form this 7th day of September, 2021.





JOSHUA KUHL, MAYOR

ATTEST:



Rosetta M. York, City Clerk

EXHIBIT A

A portion of Five Aprils Crossing Subdivision being Outlot #1 more particularly described as follows, to-wit:

Beginning at an existing iron pin marking the Southwest Corner, Lot #22 in Five Aprils Crossing Subdivision, to the City of Newton, Section One (1), Township Six (6) North, Range Nine (9) East of the Third Principal Meridian, Jasper County, Illinois, thence N-89°-35'-38"-E 188.06 feet to an existing iron pin at the Southeast Corner of Lot #23 of said Subdivision, thence S-01°-07'-54"-E 62.09 feet to an iron pin set, thence S-89°-35'-38"-W 198.73 feet to an existing iron pin on the Easterly Right-of-Way of Lafayette Street, thence N-08°-38'-42"-E 62.87 feet along the said Right-of-Way to the Point of Beginning, containing 0.28 acres, more or less.

EXHIBIT B

Contract to Purchase Real Estate

This Contract dated the 7th day of September, 2021 by and between the CITY OF NEWTON, A Municipal Corporation, as Seller and DEBORAH HUDDLESTUN, as Purchaser of the following terms:

WHEREAS, the real estate which is subject of this Contract, was subject to Notice of Sale for seal bid; said real estate being described as:

A portion of Five Aprils Crossing Subdivision being Outlot #1 more particularly described as follows, to-wit:

Beginning at an existing iron pin marking the Southwest Corner, Lot #22 in Five Aprils Crossing Subdivision, to the City of Newton, Section One (1), Township Six (6) North, Range Nine (9) East of the Third Principal Meridian, Jasper County, Illinois, thence N-89°-35'-38"-E 188.06 feet to an existing iron pin at the Southeast Corner of Lot #23 of said Subdivision, thence S-01°-07'-54"-E 62.09 feet to an iron pin set, thence S-89°-35'-38"-W 198.73 feet to an existing iron pin on the Easterly Right-of-Way of Lafayette Street, thence N-08°-38'-42"-E 62.87 feet along the said Right-of-Way to the Point of Beginning, containing 0.28 acres, more or less.

WHEREAS, DEBORAH HUDDLESTUN made the only bid, which bid was accepted in the amount of \$5,002.00.

NOW, THEREFORE, the parties agree as follows:

The CITY OF NEWTON shall sell and DEBORAH HUDDLESTUN shall purchase the real estate described for the sum of \$5,002.00.

The CITY OF NEWTON shall be responsible for and shall pay for an Owner's Title Commitment and Policy showing merchantable title in the City of Newton and in favor of DEBORAH HUDDLESTUN in an amount not less \$5,002.00. All costs associated with obtaining and providing the title insurance commitment and policy will be borne by the City of Newton.

The purchaser DEBORAH HUDDLESTUN shall be responsible for the cost of preparing the Quit Claim Deed of conveyance and recording fee attended thereto.

Upon payment of \$5,002.00 to the CITY OF NEWTON in the sum of \$175.00 for preparation of Quit Claim Deed, then pursuant to Ordinance made and provided, the Mayor shall execute a Quit Claim Deed of conveyance and the City Clerk shall attest same conveying the property which is the subject of this Agreement to DEBORAH HUDDLESTUN.

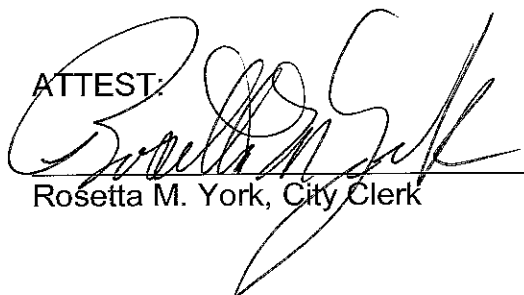
Dated this 7th day of September, 2021.

CITY OF NEWTON

By: _____


JOSHUA KUHL, Mayor

ATTEST: _____


Rosetta M. York, City Clerk


DEBORAH HUDDLESTUN, Purchaser



Image# 000280820002 Type: DEE
 Recorded: 10/12/2021 at 03:50:00 PM
 Page 1 of 2
 Fees: \$80.00
 Jasper County
 Amy Tarr Clerk Recorder
 File# 7923

BK **254** PG **761-762**

Prepared By:
WILLIAM G. HEAP
WEBER, HEAP, AYRES,
& GREENE, P.C.
 122 South Van Buren Street
 Newton, IL 62448
 (618) 783-8471

RECORDED'S DATA FILE

QUIT CLAIM DEED

The Grantor, CITY OF NEWTON, a Municipal Corporation, Newton, County of Jasper and State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, conveys and quit claims unto DEBORAH HUDDLESTUN, of 908 South Jackson Street, Newton, County of Jasper and State of Illinois, the following described real estate situated in Jasper County, Illinois, to-wit:

A portion of Five Aprils Crossing Subdivision being Outlot #1 more particularly described as follows, to-wit:

Beginning at an existing iron pin marking the Southwest Corner, Lot #22 in Five Aprils Crossing Subdivision, to the City of Newton, Section One (1), Township Six (6) North, Range Nine (9) East of the Third Principal Meridian, Jasper County, Illinois, thence N-89°-35'-38"-E 188.06 feet to an existing iron pin at the Southeast Corner of Lot #23 of said Subdivision, thence S-01°-07'-54"-E 62.09 feet to an iron pin set, thence S-89°-35'-38"-W 198.73 feet to an existing iron pin on the Easterly Right-of-Way of Lafayette Street, thence N-08°-38'-42"-E 62.87 feet along the said Right-of-Way to the Point of Beginning, containing 0.28 acres, more or less.

Situated in the County of Jasper in the State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

Dated this 7th day of September, 2021.

THE CITY OF NEWTON

By: _____

Joshua Kuhl
 JOSHUA KUHL, MAYOR

ATTEST:

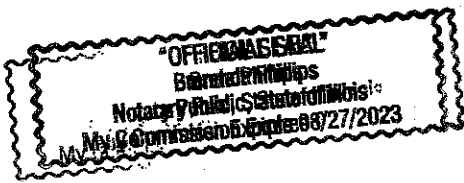
[Signature]

ROSETTA YORK, City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF JASPER)

I, the undersigned, a Notary Public, in and for said county, in the state aforesaid, DO HEREBY CERTIFY that JOSHUA KUHL, personally known to me to be the MAYOR of the CITY OF NEWTON, a Municipal Corporation, and ROSETTA YORK, personally known to me to be the City Clerk of said corporation, and 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 as such Mayor and City Clerk they signed and delivered the said instrument as Mayor and City Clerk of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City Council of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of September, 2021.



Brenda Phillips

Notary Public

Mail tax statements to: Deborah Huddlestun
908 South Jackson Street
Newton, IL 62448

*Deborah Huddlestun
908 South Jackson Street
Newton, IL 62448*

DOCUMENTARY STAMP	
EXEMPT UNDER PROVISIONS OF PARAGRAPH (b) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.	
9-7-2021	<i>Deborah Huddlestun</i>
DATE	BUYER, SELLER OR REPRESENTATIVE

This instrument was prepared at the specific request of and based solely on information supplied by one or more of the parties to this conveyance or their agents, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument.