

CITY OF NOKOMIS

ORDINANCE NO. 901

AN ORDINANCE AUTHORIZING SALE OF REAL ESTATE

ADOPTED BY THE  
CITY COUNCIL  
OF THE

CITY OF NOKOMIS

THIS 14<sup>TH</sup> DAY OF OCTOBER 2002

Published in pamphlet form by authority of the City Council of the City of  
Nokomis, Montgomery County, Illinois, this 15<sup>th</sup> day of October 2002

**ORDINANCE NO. 901**

**ORDINANCE AUTHORIZING SALE OF REAL ESTATE**

WHEREAS, the City of Nokomis owns the following described real property:

Lot 2 in Block 7 of the Original Town, now City of Nokomis, situated in the City of Nokomis, Montgomery County, State of Illinois.

which property is generally located at 319 N. Vine St., Nokomis, Illinois and is a vacant lot.

WHEREAS, the City Council of the City of Nokomis have determined that is no longer necessary, appropriate, or in the best interests of the City of Nokomis that it retain title to said real estate, and that said real estate is not required for the use of, or profitable to, the City of Nokomis;

WHEREAS, pursuant to Section 11-76-2 of the Illinois Municipal Code, 65 ILCS 5/11-76-2, notice has been given of the proposal to sell such real estate and bids have been invited for the purchase of real estate, said notice having first been published on August 21, 2002, and having been published for three successive weeks;

WHEREAS, pursuant to said notice, bids were opened at the regular meeting of the City Council held on September 23, 2002; and

WHEREAS, the following bids for the purchase of such property have been received:

Jim Cohan:     \$3,500.00

and

WHEREAS, the City Council find and determine that the best interests of the City of Nokomis and its residents will be served by the acceptance of the bid submitted by Jim Cohan and the sale of the aforesaid real estate to such bidder for the amount bid of \$3,500.00;

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

SECTION ONE: The City Council find as facts the recitals hereinabove set forth.

SECTION TWO: The bid of Jim Cohan in the amount of \$3,500.00 is hereby accepted by the City Council of the City of Nokomis for the sale of the following described real estate:

Lot 2 in Block 7 of the Original Town, now City of Nokomis, situated in the City of Nokomis, Montgomery County, State of Illinois.

SECTION THREE: Upon the payment or securing of the aforesaid bid price in the manner provided, the Mayor is hereby authorized and directed to convey and transfer the aforesaid real estate to Jim Cohan by a **Quit Claim Deed**, stating therein the aforesaid consideration, and the Clerk is hereby authorized to acknowledge and attest such deed and to affix thereto the seal of the City of Nokomis.

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

SECTION FIVE: 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.


PASSED this 14th day of OCTOBER, 2002

AYES: 5

NAYES: 0

ABSENT: 0

APPROVED this ~~14th~~ day of OCTOBER, 2002

  
TONY HARD, Mayor

(CORPORATE SEAL)

Attest:

  
PAM BURDZILAUSKAS, City Clerk

STATE OF ILLINOIS                    )  
  ) SS  
MONTGOMERY COUNTY                )

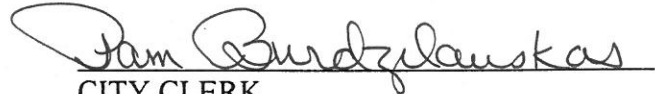
**CERTIFICATION**

I, PAMELA J. BURDZILAUSKAS, certify that I am the duly appointed and acting City Clerk of the City of Nokomis, Montgomery County, Illinois.

I further certify that on October 14, 2002 the City Council of such municipality passed and approved Ordinance No. 901 which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 901, including the Ordinance and a cover sheet thereof, was prepared and posted in the Municipal Complex commencing on October 15, 2002, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request to the City Clerk.

Dated at Nokomis, Illinois, this 15<sup>th</sup> day of October, 2002.

  
CITY CLERK

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**QUIT CLAIM DEED**

**Joint Tenancy**

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MAIL TO:

*MICHAEL R. GLENN*

*Attorney at Law*

*P.O. Box 36*

*Nokomis, IL 62075*

NAME & ADDRESS OF TAXPAYER:

*JAMES F. COHAN*

*JANICE E. COHAN*

*309 N. Vine*

*Nokomis, IL 62075*

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THE GRANTOR, the CITY OF NOKOMIS, a municipal corporation, of the City of Nokomis, in the County of Montgomery and State of Illinois, for the consideration of Ten Dollars and Other Good and Valuable Consideration CONVEYS and QUIT CLAIMS to JAMES F. COHAN and JANICE E. COHAN, husband and wife, of the City of Nokomis, in the County of Montgomery and State of Illinois, not as tenants in common, but as joint tenants, all interest in the following described real estate:

Lot 2 in Block 7 of the Original Town, now City of Nokomis, situated in the City of Nokomis, Montgomery County, State of Illinois. SUBJECT to all public roadways, streets, alleys, highways, sidewalks, restrictions, reservations, rights of way and easements of record or apparent and EXCEPTING all coal, oil, gas and other mineral rights previously conveyed or reserved, if any, together with the right to mine and remove same and subject to all other rights and easements in favor of the owner of the mineral estate or of any party claiming by, through, or under said estate.

Grantees assume and agree to pay the 2002 real estate taxes due and payable in 2003 and all taxes subsequent thereto.

situated in the County of Montgomery, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold, the above granted premises unto the said parties of the second part forever, not as tenants in common, but as joint tenants.

Dated 17th day of October A.D. 2002.

CITY OF NOKOMIS, a municipal corporation

BY: *Tony Hard* (SEAL)  
TONY HARD, Mayor

ATTEST:

*Pamela Burdzilawkas*  
PAMELA BURDZILAUSKAS, City Clerk

STATE OF ILLINOIS                    )  
  ) SS.  
COUNTY OF MONTGOMERY        )

I, the undersigned, in and for and residing in the said County in the State aforesaid, Do Hereby Certify, that TONY HARD personally known to me to be the Mayor of the CITY OF NOKOMIS, a municipal corporation and PAMELA BURDZILAUSKAS personally known to me to be the City Clerk of said municipal corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk, they signed and delivered the said instrument of writing as Mayor and as City Clerk of said Corporation, pursuant to authority given by the City Council of said corporation and 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 17<sup>th</sup> day of October A.D. 2002.



*Sherril L. Finn*  
NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph 4(b) of the  
Real Estate Transfer Tax Act,

PREPARED BY:  
MICHAEL R. GLENN  
Attorney at Law  
320 W. Central St.  
P.O. Box 36  
Nokomis, IL 62075  
Telephone: 217/563-7777

Date: \_\_\_\_\_



# PTAX-203

## Illinois Real Estate Transfer Declaration

**Do not write in this area.**  
This space is reserved for the County Recorder's Office use.

County: \_\_\_\_\_

Date: \_\_\_\_\_

Doc. No.: \_\_\_\_\_

Vol.: \_\_\_\_\_

Page: \_\_\_\_\_

Received by: \_\_\_\_\_

Please read the instructions before completing this form. This form can be completed electronically at [www.revenue.state.il.us/retd](http://www.revenue.state.il.us/retd).

### Step 1: Identify the property and sale information.

1 319 N. Vine St.  
Street address of property (or 911 address, if available)

Nokomis Nokomis  
City or village Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.\*

Parcel identifying number	Lot size or acreage
a <u>10-000-598-00</u>	<u>50' x 140'</u>
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of deed/trust document: 1 0 / 2 0 0 2  
Month Year

5 Type of deed/trust document\* (Mark with an "X"): \_\_\_\_\_ Warranty deed  
 Quit claim deed \_\_\_\_\_ Executor deed \_\_\_\_\_ Trustee deed  
\_\_\_\_\_ Other (specify): \_\_\_\_\_

6  Yes  No Will the property be the buyer's principal residence?\*

7  Yes \_\_\_\_\_ No Was the property advertised for sale or sold using a real estate agent?\*

8 Identify the property's current and intended primary use.

Current	Intended (Mark <b>only one item per column</b> with an "X.")	
a <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vacant land/lot
b _____	_____	Residence (single-family, condominium, townhome, or duplex)
c _____	_____	Mobile home residence
d _____	_____	Apartment building (6 units or less) No. of units: _____
e _____	_____	Apartment building (over 6 units) No. of units: _____
f _____	_____	Office
g _____	_____	Retail establishment
h _____	_____	Commercial building (specify)* : _____
i _____	_____	Industrial building
j _____	_____	Farm
k _____	_____	Other (specify)* : _____

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.

(Mark with an "X.")  
 Demolition/damage  Additions  Major remodeling  
 New construction  Other (specify): \_\_\_\_\_  
 Date of significant change\*: \_\_\_\_\_ / \_\_\_\_\_ Year  
 Month Year

10 Identify only the items that apply to this sale. (Mark with an "X.")

- a \_\_\_\_\_ Fulfillment of installment contract — year contract initiated\* : \_\_\_\_\_
- b \_\_\_\_\_ Sale between related individuals or corporate affiliates
- c \_\_\_\_\_ Transfer of less than 100 percent interest\*
- d \_\_\_\_\_ Court-ordered sale\*
- e \_\_\_\_\_ Sale in lieu of foreclosure
- f \_\_\_\_\_ Condemnation
- g \_\_\_\_\_ Auction sale
- h \_\_\_\_\_ Seller/buyer is a relocation company
- i \_\_\_\_\_ Seller/buyer is a financial institution\* or government agency
- j \_\_\_\_\_ Buyer is a real estate investment trust
- k \_\_\_\_\_ Buyer is a pension fund
- l \_\_\_\_\_ Buyer is an adjacent property owner
- m \_\_\_\_\_ Buyer is exercising an option to purchase\*
- n \_\_\_\_\_ Trade of property (simultaneous)\*
- o \_\_\_\_\_ Sale-leaseback
- p \_\_\_\_\_ Other (specify)\* : \_\_\_\_\_

### Step 2: Calculate the amount of transfer tax due.

**Note:** Round Lines 11 through 17 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A.

11 Full actual consideration*	11	\$	<u>3,500.00</u>
12a Amount of personal property included in the purchase*	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Lines 11 and 12a?	12b		<u>Yes</u> <input checked="" type="checkbox"/> <u>No</u> <input type="checkbox"/>
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>3,500.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11*	14	\$	<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject *	15	\$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.*	16		<input checked="" type="checkbox"/> b _____ k _____ m _____
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>3,500.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62).	18		_____
19 Illinois tax stamps — multiply Line 18 by 0.50.	19	\$	_____
20 County tax stamps — multiply Line 18 by 0.25.	20	\$	_____
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>0.00</u>

\*See instructions.

This form is authorized in accordance with 35 ILCS 200/31-1 et seq. Disclosure of this information is REQUIRED. This form has been approved by the Forms Management Center. IL-492-0227



**Step 3: Write the legal description from the deed.** Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8 1/2" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Lot 2 in Block 7 of the Original Town, now City of Nokomis, situated in the City of Nokomis, Montgomery County, State of Illinois.

**Step 4: Complete the requested information.**

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

**Seller Information (Please print.)**

City of Nokomis, a municipal corporation

Seller's or trustee's name

Seller's trust number (if applicable)

22 S. Cedar St.

Street address (after sale)

Nokomis

City

IL 62075

State ZIP

[Signature]

Seller's or agent's signature

( 217 ) 563-2517

Seller's daytime phone

**Buyer Information (Please print.)**

James Cohan and Janice Cohan

Buyer's or trustee's name

Buyer's trust number (if applicable)

309 N. Vine

Street address (after sale)

Nokomis

City

IL 62075

State ZIP

[Signature]

Buyer's or agent's signature

( 217 ) 563-7549

Buyer's daytime phone

**Mail tax bill to:**

James & Janice Cohan

Name or company

309 N. Vine

Street address

Nokomis

City

IL 62075

State ZIP

**Preparer Information (Please print.)**

Michael R. Glenn, Attorney at Law

Preparer's and company's name

Preparer's file number (if applicable)

320 W. Central St., P.O. Box 36

Street address

Nokomis

City

IL 62075

State ZIP

[Signature]

Preparer's signature

( 217 ) 563-7777

Preparer's daytime phone

Preparer's e-mail address (if available)

Identify any required documents submitted with this form. (Mark with an "X.")

\_\_\_ Extended legal description \_\_\_ Form PTAX-203-A  
\_\_\_ Itemized list of personal property

**To be completed by the Chief County Assessment Officer**

1 County Township Class Cook-Minor Code 1 Code 2

2 Board of Review's final assessed value for the assessment year prior to the year of sale.

Land \_\_\_\_\_  
Buildings \_\_\_\_\_  
Total \_\_\_\_\_

3 Year prior to sale \_\_\_\_\_  
4 Does the sale involve a mobile home assessed as real estate? \_\_\_ Yes \_\_\_ No  
5 Comments

**To be completed by the Illinois Department of Revenue**

Full consideration \_\_\_\_\_  
Adjusted consideration \_\_\_\_\_

Tab number



*Michael R. Glenn*

320 WEST CENTRAL STREET  
P.O. BOX 36  
NOKOMIS, ILLINOIS 62075

ATTORNEY AT LAW

TELEPHONE: (217) 563-7777  
FAX: (217) 563-7781

October 15, 2002

Pam Burdzilauskas, Clerk  
City of Nokomis  
22 S. Cedar  
Nokomis, IL 62075

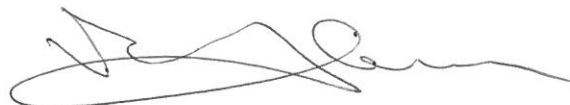
Dear Pam:

Enclosed please find the Quit Claim Deed and Real Estate Transfer Tax Sheet for the property at 319 N. Vine St. property. Please collect the sale price when you deliver the deed. I will record it if the buyer provides the \$25.00 recording fee made payable to the Montgomery County Recorder.

Please be advised we received the summons back on Mr. Wasson. The sheriff believes Mr. Wasson has moved to Pana. We are told by Irving and Pana postmasters that he is elsewhere. Please obtain a new address for Mr. Wasson, advise us and we will have him served.

Thank you.

Very truly yours,



MICHAEL R. GLENN  
Attorney at Law

MRG/jmv  
Enclosures