

VILLAGE OF ROYAL
CHAMPAIGN COUNTY, ILLINOIS

ORDINANCE NO. 1-A-17

AN ORDINANCE AUTHORIZING EXECUTION OF A REAL
ESTATE PURCHASE CONTRACT FOR A PORTION OF
112 W. MAIN STREET

3rd ADOPTED THIS
DAY OF JANUARY, 2017

Published by authority of the President and Village Board of Trustees of the Village of Royal
this 4th day of JANUARY, 2017.

ORDINANCE NO. 1-A-17

AN ORDINANCE AUTHORIZING EXECUTION OF A REAL
ESTATE PURCHASE CONTRACT FOR A PORTION OF
112 W. MAIN STREET

WHEREAS, the Village of Royal, Champaign County, State of Illinois (the "Village") is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto with full powers to enact ordinances for the benefit of the residents of the Village; and

WHEREAS, Claudia Gaston, the legal owner of 112 West Main Street, Royal, Illinois, wishes to sell; and the Village of Royal, after due consideration, desires to purchase, a segment of said 112 West Main Street; and

WHEREAS, said aforementioned lot is contiguous to the East, by 110 West Main Street, a parking lot owned and maintained by the Village of Royal, Illinois; and is contiguous to the North by an improved alley owned and maintained by the Village of Royal, Illinois and is contiguous to the West by North Chester Street, which is a village maintained roadway within the Village of Royal, Illinois; and contiguous to the South by West Main Street, a maintained roadway within the Village of Royal, Illinois; and

WHEREAS, the Village of Royal, Illinois has maintained both parking lot and alley for excess of 25 years; and,

WHEREAS, the Village of Royal, Illinois, desires to grant any subsequent owner full access to doorways, steps, awnings, overhangs, gutters and downspouts, for repair, replacement or removal as provided in the Real Estate Sales Contract attached hereto; and

WHEREAS, the Village Board of Trustees of the Village of Royal has determined that it is advisable, necessary and in the best interest of the Village and its residents to require a portion of 112 W. Main Street as provided herein; and

NOW THEREFORE, BE IT ORDAINED by the President and the Village Board of Trustees of Royal, Illinois as follows:

Section 1. Incorporation Clause.

The President and Village Board of Trustees of the Village hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and does hereby, by reference, incorporate and make them part of this Ordinance.

Section 2. Purpose.

This ordinance is to authorize the execution of a real estate purchase contract for a portion of 112. W. Main Street.

Section 3. Contract Authorized.

This Ordinance hereby authorizes the President attached Real Estate Contract.

Section 4. Invocation of Authority.

This Ordinance is enacted pursuant to the authority granted to this Village by the Constitution of the State of Illinois and Illinois Compiled Statutes.

Section 5. State Law Adopted.

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Ordinance are hereby incorporated herein by reference.

Section 6. Approval and Execution of Documents.

The President and Village Clerk are hereby authorized and directed to execute said Contract and any related exhibits attached thereto and the Village Clerk is authorized and directed to attest, countersign and affix the seal of the Village to such documents and any and all other documents necessary to carry out and give effect to the purpose and intent of this Ordinance.

Section 7. Other Actions Authorized.

That the President and/or his designee is hereby authorized and directed to do all things necessary, essential, or convenient to carry out and give effect to the purpose and intent of this Ordinance.

Section 8. Acts of Village Officials.

That all acts and doings of the officials of the Village past, present, and future which are in conformity with the purpose and intent of this Ordinance, are hereby in all respects, ratified, approved, authorized and confirmed.

Section 9. Headings.

The headings for the articles, sections, paragraphs and sub-paragraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provisions of this Ordinance.

Section 10. Severability.

The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the Village Board of Trustees that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof had not been included.

Section 11. Superseder and Publication.

All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

Section 12. Effective Date.

This Ordinance shall be in full force and effect upon passage and approval, as provided by the Illinois Municipal Code, as amended.

Motioned for approval by Trustee Marc Osterman.
With a second by Trustee Don Benzyl., roll call vote:

AYE VOTES: 5

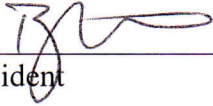
NAY VOTES: 0

ABSTAIN: 0

ABSENT:

1

SO PASSED, ADOPTED, APPROVED AND ENACTED IN AND AT THE
VILLAGE OF ROYAL, COUNTY OF CHAMPAIGN, STATE OF ILLINOIS, THIS
3rd DAY OF January, 2017 A.D.



President

ATTEST:



Village Clerk

(SEAL)

Recorded in the Municipal Records: January 3, 2017.

Published in pamphlet form: January 3, 2017.



2010R08913

RECORDED ON
05/08/2010 11:44:43AM
CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA
REC FEE: 25.00
RHSPS Fee: 10.00
REV FEE:
PAGES 2
PIAT ACT: 0
PIAT PAGE:

QUIT CLAIM DEED

THE GRANTORS, **GILFORD GASTON**, of the Village of Royal, in the County of Champaign, 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** to the GRANTEE, **CLAUDIA C. GASTON**, of the Village of Royal, in the County of Champaign and State of Illinois, all of the Grantor's interest in the following described real estate:

Lot 3 in Block 3 of the Original Town of Royal, per plat recorded in Book "B" at Page 141, situated in the Village of Royal, in Champaign County, Illinois.

PIN: 17-18-17-178-015

Commonly known as 112 W. Main, Royal, Illinois 61871.

Subject to:

- (1) Real estate taxes for 2009 and subsequent years;
- (2) Covenants, mortgages, conditions, restrictions and easements apparent or of record; and
- (3) All applicable zoning laws and ordinances;

situated in the County of Champaign and State of Illinois hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4th day of May, 2010.

Gilford Gaston

GILFORD GASTON

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT GILFORD GASTON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

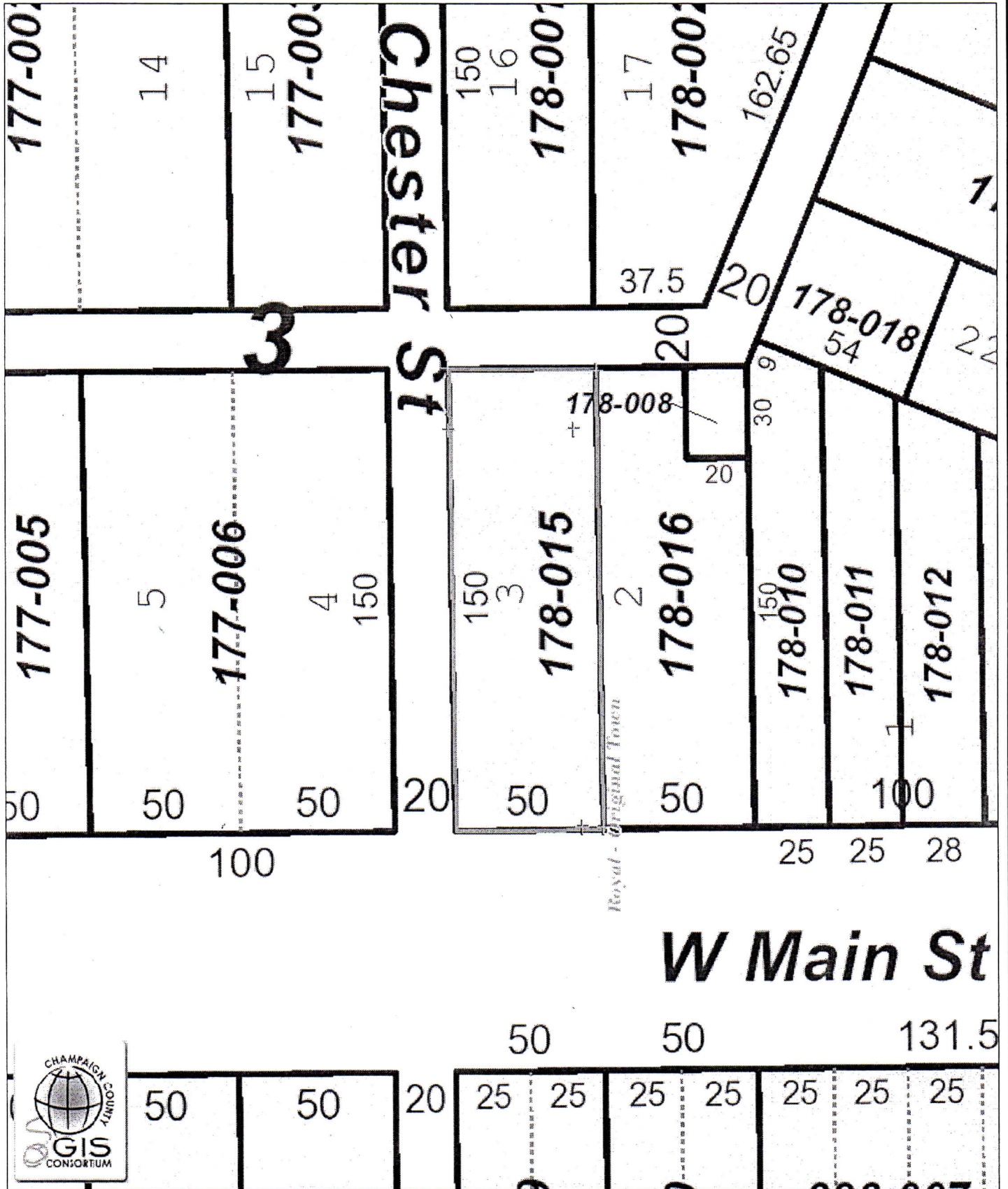
Given under my hand and Notarial Seal this 4th day of May, 2010.



Timothy S. Jefferson

NOTARY PUBLIC

GIS Webmap Public Interface Champaign County, Illinois

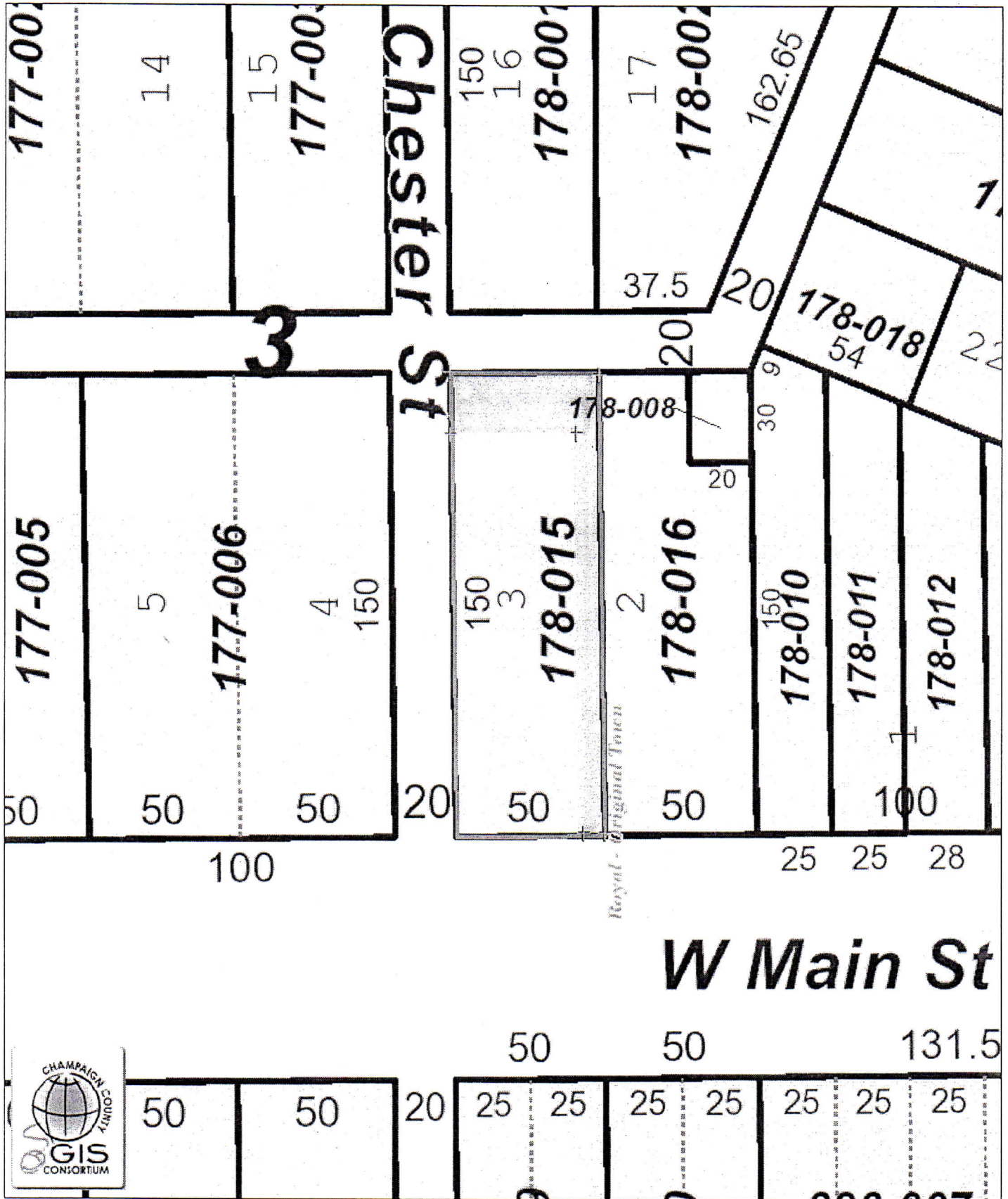


This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

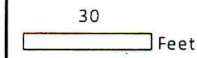


30 Feet

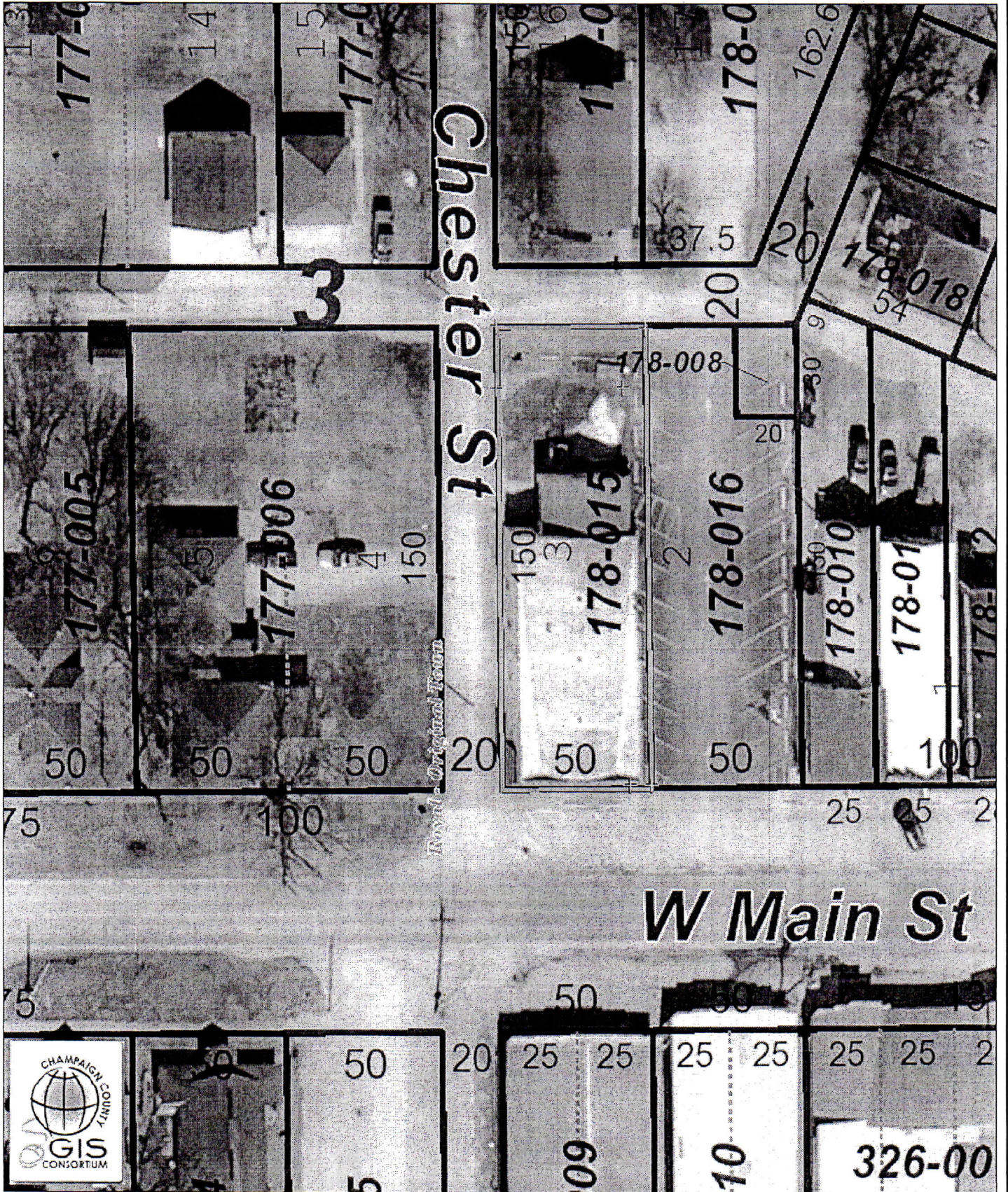
Gaston Lot, 112 West Main Street, Royal, Illinois



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Gaston Lot, 112 West Main Street, Royal, Illinois



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 Feet