

CITY OF NEWTON
JASPER COUNTY, ILLINOIS

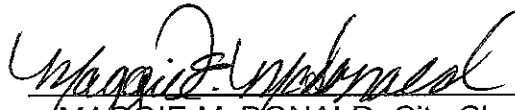
ORDINANCE NO. 24-03
AN ORDINANCE AUTHORIZING SALE OF REAL ESTATE

PASSED BY THE
CITY COUNCIL
OF THE
CITY OF NEWTON

THIS 6th DAY OF FEBRUARY, 2024

CERTIFICATE OF PUBLICATION

I, MAGGIE McDONALD, 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 6th day of February, 2024.



(MAGGIE McDONALD, City Clerk

ORDINANCE NO. 24-03

AN ORDINANCE AUTHORIZING SALE OF REAL ESTATE

WHEREAS, the City of Newton, Illinois is authorized, pursuant to 65 ILCS 5/11-74.4-1 et seq. to sell real estate for the redevelopment purposes identified in the Illinois Tax Increment Finance Redevelopment Act and the City of Newton Redevelopment Plan; and,

WHEREAS, the City Council has determined that the sale of certain real property described below would serve the best interests of the citizens of the City of Newton and will further the goals of the City of Newton Redevelopment Plan.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY OF NEWTON, JASPER COUNTY, ILLINOIS as follows:

Section I: That certain property located in Newton, Illinois, being comprised of 22 lots in FIVE APRILS CROSSING SUBDIVISION, shall be sold for the sum of Five Thousand Dollars (\$5,000 .00) per lot, subject to the terms and conditions of the Certificate of Platting and Certificate of Restrictions and Covenants for FIVE APRILS CROSSING SUBDIVISION to the City of Newton, Illinois, recorded as Document number 1469 in Book 234, Page 1043-1050 in the Office of the Recorder of Jasper County, Illinois and further subject to the terms and conditions of that certain Agreement to Purchase to be entered into between DONNA K COAD, as Buyer and the City of Newton, Illinois, as Seller, the form of Agreement to Purchase being attached hereto as Exhibit A and further subject to all of the terms, conditions and regulations provided for in the Newton City Code, including but not limited to the City's building, electric, property maintenance and zoning codes.

Section II: The form of Agreement to Purchase attached hereto as Exhibit A is hereby approved and confirmed.

Section III : That City of Newton's Mayor Joshua J. Kuhl is hereby authorized to execute any and all documents necessary to consummate the sale of the real estate contemplated herein.

Upon roll call vote the following Alderpersons voted:

	Aye	Nay	Abstain	Not Present
Gayle Glumac	✓			
Kaleb Wright	✓			
Larry Brooks				✓
R. J. Lindemann	✓			
Eric Blake				✓
Mike Swick	✓			
Mayor Joshua Kuhl				

Passed, approved and published in pamphlet form this 6th day of February, 2024.



CITY OF NEWTON, ILLINOIS

By: *Joshua J. Kuhl*
 JOSHUA J. KUHL, Mayor

ATTEST :

Maggie McDonald
 MAGGIE McDONALD, City Clerk

Prepared By:
WILLIAM G. HEAP
Weber, Heap, Ayres &
Greene, P.C.
122 S. Van Buren Street
P.O. Box 7
Newton, IL 62448
(618) 783-8471
newton@whag.law

RECORDER'S DATA ONLY

WARRANTY DEED

The Grantor, THE CITY OF NEWTON, ILLINOIS, a Municipal Corporation of 108 N. Van Buren St., Newton, Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, conveys and warrants to Grantee, DONNA K. COAD, of 509 Orchard Drive, Newton, Illinois 62448, the following described real estate, to-wit:

Lot Number Eleven (11) in Five Aprils Crossing Subdivision to the City of Newton, Jasper County, Illinois, as set forth in Plat of Five Aprils Crossing Subdivision recorded June 20, 2012, as Document No. 1469 in Book 234 at Pages 1043-1050 of the records of the Office of the Recorder of Jasper County, Illinois.

SUBJECT TO AND RESERVING TO THE GRANTOR, THE CITY OF NEWTON, ILLINOIS THE POSSIBILITY OF REVERTER AS PROVIDED FOR IN THAT CERTAIN AGREEMENT TO PURCHASE BETWEEN GRANTOR AND GRANTEE DATED DECEMBER 19, 2023, WHICH AGREEMENT TO PURCHASE IS INCORPORATED HEREIN BY THIS REFERENCE.

Further subject to the following:

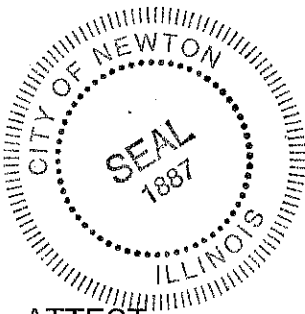
- (1) All taxes and special assessments payable after date of closing;
- (2) Zoning laws and ordinances of which there are no violations;
- (3) Restrictions, conditions and covenants of record;

- (4) Private, public and utility easements of record;
- (5) Roads, and rights of way of record;
- (6) Drainage ditches, feeders, laterals and underground tiles;
- (7) All prior reservations, exceptions or conveyances of oil, gas, or other mineral title;
- (8) Existing leases and tenancies, if any;
- (9) Conditions, covenants, easements, restrictions and rights of way, if any, as set forth in the plat of Five Aprils Crossing Subdivision recorded on June 20, 2012 as Document No. 1469 in Book 234 at Page 1043-1050 in the office of the Recorder of Jasper County, Illinois;
- (10) All of the terms, conditions and provisions of the above referenced AGREEMENT TO PURCHASE between Grantor and Grantee.

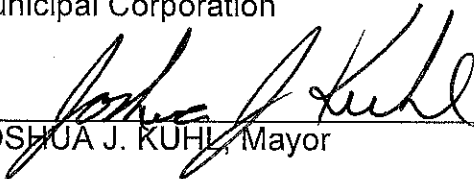
Grantee having received at closing credit for general real estate taxes for 2023 payable in 2024, and years thereafter.

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 16th day of February, 2024.



THE CITY OF NEWTON, ILLINOIS, a
Municipal Corporation



JOSHUA J. KUHL, Mayor

ATTEST:



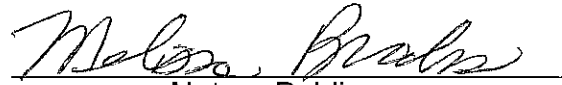
MAGGIE McDONALD, City Clerk

STATE OF ILLINOIS
COUNTY OF JASPER

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) SS:

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

Given under my hand and notarial seal this 6th day of February, 2024.


Notary Public

Mail Tax Statements To: Donna K. COAD
403 Woods Farm Lane
Newton, IL 62448

