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2001 DEC 03 08:34 AM  
12-03-2001 8:34 AM  
SANGAMON COUNTY  
ILLINOIS  
33.00  
15 CHRISTIE  
MARY ANN LAMM  
SANGAMON COUNTY RECORDER

*This Space for Recorder of Deeds*

Ordinance No. 01-71

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR MANOR HILL SUBDIVISION, PLATS 1, 2 AND 3, AND PARTIALLY RELEASING SECURITY WITH RESPECT TO PLAT 4**

WHEREAS, Charles E. Robbins and Maurice Tippet, the developers of Manor Hill Subdivision, Plats 1, 2 and 3 have completed the construction of public improvements in those plats, and such improvements have been inspected and approved by the consulting engineer for the Village, as set forth in a letter attached hereto as Exhibit A;

WHEREAS, the developers have executed dedications of public improvements with respect to Plats 1, 2, and 3 in the form mandated by the Village of Chatham Subdivision Ordinance, which are attached hereto as Exhibit B;

WHEREAS, the developers have requested, and the consulting engineer for the Village has recommended, a reduction in the existing letter of credit securing infrastructure improvements with respect to Plat 4 of Manor Hill Subdivision;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1:** The Dedications of Public Improvements attached hereto as Exhibit B are hereby approved. The Village of Chatham accepts the public works in Manor Hill Subdivision, Plats 1, 2 and 3.

**SECTION 2:** The security for public improvements in Manor Hill Subdivision, Plats 1, 2 and 3 is hereby released. The letter of credit in the amount of \$87,000, issued by Illini Bank on May 9, 2001, as surety for construction of improvements in Plat 4, is partially released to the sum of \$57,000.

**SECTION 3:** The Clerk shall record this ordinance with the Recorder of Deeds of Sangamon County, Illinois.

**SECTION 4:** This Ordinance is effective immediately.

PASSED this 27 day of NOVEMBER, 2000.



*Thomas S Gray*  
\_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST:

*Patschal*  
\_\_\_\_\_  
Village Clerk

MCGRATH, DIERKING

AYES:	<u>6 - HERR, McADAMS, BOYLE, McARTHY</u>
NAYS:	<u>0 - NONE</u>
PASSED:	<u>11-27-01</u>
APPROVED:	<u>11-27-01</u>
ABSENT:	<u>0 - NONE</u>

**ORDINANCE CERTIFICATE**

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF SANGAMON        )

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 01-71, adopted by the President and Board of Trustees of said Village on the 27 day of NOVEMBER, 2001, said Ordinance being entitled:

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR MANOR HILL SUBDIVISION, PLATS 1, 2 AND 3, AND PARTIALLY RELEASING SECURITY WITH RESPECT TO PLAT 4**

I do further certify that prior to the making of this certificate, the said Ordinance was spread at length upon the permanent records of said Village, where it now appears and remains.

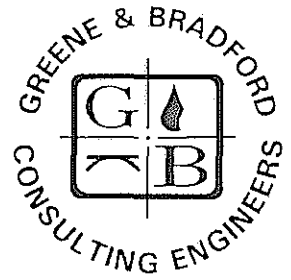
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Village this 27 day of NOVEMBER, 2001

  
\_\_\_\_\_  
Village Clerk

Prepared by:  
John M. Myers  
Rabin, Myers & Hanken, P.C.  
1300 South Eighth Street  
Springfield, IL 62703

Return to:  
Patrick Schad  
Village Clerk  
Village of Chatham  
116 East Mulberry Street  
Chatham, IL 62629

GREENE & BRADFORD, INC.  
3501 Constitution Drive  
Springfield, IL 62707  
(217) 793-8844  
(217) 793-6227 FAX  
www.greeneandbradford.com



October 30, 2001

Mr. Del McCord  
Village of Chatham  
116 East Mulberry  
Chatham, IL 62629

RE: Manor Hill Plats 1 - 4  
G&B# 00382

Dear Del:

We have reviewed Bill Coombes' October 18, 2001 letter for the revised security to be set at \$57,000 and concur with the request. This will officially close out Plats 1 - 3 with the enclosed "deed of dedications" and leave security left for Plat 4.

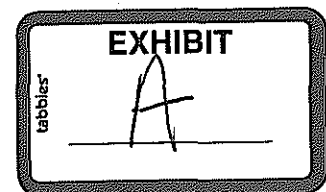
Respectfully,  
**GREENE & BRADFORD, INC.**

  
Jay Jessen, P.E.

cc: John Myers  
Bill Coombe, Coombe-Bloxdorf  
Meredith Branham

JJ/srf

J:\00382\CORRES\tr to Village 10-30-01.wpd



**DEDICATION OF PUBLIC IMPROVEMENTS  
ATTACHED TO REAL ESTATE AND BILL OF SALE FOR PERSONAL  
PROPERTY FOR MANOR HILL ESTATE SUBDIVISION, PLAT 1**

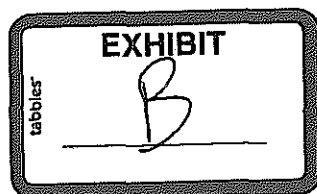
This Dedication and Bill of Sale is made by Charles E. Robbins and Maurice Tippet  
"Grantor" in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Grantor was the owner of certain property platted as Plat No. 1 of Manor  
Hill Subdivision, and said Plat of Subdivision in the Village of Chatham was recorded on  
February 17, 1994 as documented No. 94-07418 with the Recorder of Deeds of Sangamon  
County, Illinois;

WHEREAS, pursuant to Section 3 of the Illinois Plat Act, the acknowledgment and  
recording of the Plat was a conveyance in fee simple of such portions of the platted premises  
as were marked and noted on the Plat as donated or granted to the public, including all  
easements and rights-of-way;

WHEREAS, pursuant to the Village of Chatham Subdivision Ordinance, the public  
improvements constructed on the platted premises are not considered to be accepted by the  
Village of Chatham until the requirements of the Subdivision Ordinance are met and this  
Dedication of Public Improvements and Bill of Sale for Personal Property is recorded by the  
Village of Chatham along with a resolution or ordinance accepting the dedication.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the  
Village of Chatham's acceptance of title to and all further responsibilities with respect to the  
public improvements contained on said plat of said subdivision, Grantor does hereby dedicate  
and convey to the Village of Chatham, Illinois all of the improvements to real property included  
within the roadway rights-of-way depicted on said plat, including but not limited to roads, curbs,  
gutters and sidewalks. Grantor hereby grants, sells, transfers and delivers to the Village of



*Appendix A-4 to Subdivision Ordinance*

000058

Chatham, Illinois the following goods, chattels, and other items of personal property attached to or constructed within said subdivision:

1. Each and every part and item of a system of storm sewers, within public rights of way of said plat of subdivision for the purpose of collection, transport and flow of storm waters. This transfer does not include any retention or detention works or drainage swales, ditches and depressions or storm sewers not within a public right of way which will remain the maintenance responsibility of the individual lot owners or the homeowners association, as the case may be.

2. Each and every part and item of a system for the collection, transportation and treatment of sanitary sewage installed at the direction of the Village of Chatham within said plat, excepting those pipes which transport the sewage of a single building into a sewer main and commonly known as a house or building service, and excepting those pipes dedicated to and accepted by the Springfield Metro Sanitary District.

3. Each and every part and item of a system for distribution of water installed at the direction of the Village of Chatham within said plat, except the pipes which transport water from the meter pit to a building, and commonly known as a house or building service.

4. Each and every part and item of a system for the distribution of electricity installed at the direction of the Village of Chatham within said subdivision, except the electrical equipment and wires on the user side of the electric transformer or pedestal and commonly known as a house or building service.

Grantor hereby covenants that it is the lawful owner of the aforescribed goods, chattels and personalty; that subject to the prior dedication of rights to the Village of Chatham in connection with recordation of the Plat it is the lawful owner of the aforescribed improvements to real property; and such items are free from all encumbrances; that Grantor has the right to sell the same or dedicate the same as aforesaid, and that Grantor warrants



and will defend the same or dedicate the same as aforesaid, and that Grantor warrants and will defend the same against the claims and demands of all persons.

Grantor assigns to the Village of Chatham all outstanding warranties and guaranties by any contractor or subcontractor with respect to any public works dedicated or conveyed pursuant to this instrument.

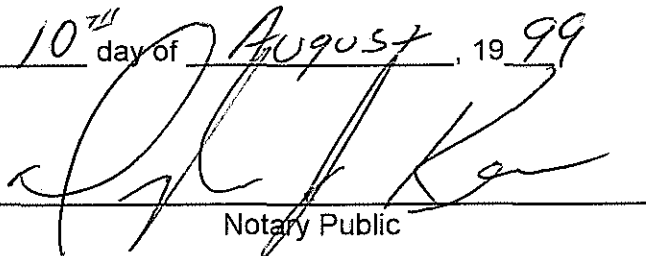
This dedication and sale is effective upon its acceptance by ordinance or resolution of the Village of Chatham, Illinois, and recordation of same with the Recorder of Deeds of Sangamon County, Illinois.

SIGNED AND ACKNOWLEDGED this 10 day of August, 1999.

  
Authorized Signature

SUBSCRIBED AND ACKNOWLEDGED TO before me

this 10<sup>th</sup> day of August, 1999

  
Notary Public



**DEDICATION OF PUBLIC IMPROVEMENTS  
ATTACHED TO REAL ESTATE AND BILL OF SALE FOR PERSONAL  
PROPERTY FOR MANOR HILL ESTATE SUBDIVISION, PLAT 2**

This Dedication and Bill of Sale is made by Charles E. Robbins and Maurice Tippet  
"Grantor" in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Grantor was the owner of certain property platted as Plat No. 2 of Manor  
Hill Subdivision, and said Plat of Subdivision in the Village of Chatham was recorded on  
January 29, 1998 as documented No. 98-04088 with the Recorder of Deeds of Sangamon  
County, Illinois;

WHEREAS, pursuant to Section 3 of the Illinois Plat Act, the acknowledgment and  
recording of the Plat was a conveyance in fee simple of such portions of the platted premises  
as were marked and noted on the Plat as donated or granted to the public, including all  
easements and rights-of-way;

WHEREAS, pursuant to the Village of Chatham Subdivision Ordinance, the public  
improvements constructed on the platted premises are not considered to be accepted by the  
Village of Chatham until the requirements of the Subdivision Ordinance are met and this  
Dedication of Public Improvements and Bill of Sale for Personal Property is recorded by the  
Village of Chatham along with a resolution or ordinance accepting the dedication.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the  
Village of Chatham's acceptance of title to and all further responsibilities with respect to the  
public improvements contained on said plat of said subdivision, Grantor does hereby dedicate  
and convey to the Village of Chatham, Illinois all of the improvements to real property included  
within the roadway rights-of-way depicted on said plat, including but not limited to roads, curbs,  
gutters and sidewalks. Grantor hereby grants, sells, transfers and delivers to the Village of

*Appendix A-4 to Subdivision Ordinance*

**000061**

Chatham, Illinois the following goods, chattels, and other items of personal property attached to or constructed within said subdivision:

1. Each and every part and item of a system of storm sewers, within public rights of way of said plat of subdivision for the purpose of collection, transport and flow of storm waters. This transfer does not include any retention or detention works or drainage swales, ditches and depressions or storm sewers not within a public right of way which will remain the maintenance responsibility of the individual lot owners or the homeowners association, as the case may be.

2. Each and every part and item of a system for the collection, transportation and treatment of sanitary sewage installed at the direction of the Village of Chatham within said plat, excepting those pipes which transport the sewage of a single building into a sewer main and commonly known as a house or building service, and excepting those pipes dedicated to and accepted by the Springfield Metro Sanitary District.

3. Each and every part and item of a system for distribution of water installed at the direction of the Village of Chatham within said plat, except the pipes which transport water from the meter pit to a building, and commonly known as a house or building service.

4. Each and every part and item of a system for the distribution of electricity installed at the direction of the Village of Chatham within said subdivision, except the electrical equipment and wires on the user side of the electric transformer or pedestal and commonly known as a house or building service.

Grantor hereby covenants that it is the lawful owner of the aforescribed goods, chattels and personalty; that subject to the prior dedication of rights to the Village of Chatham in connection with recordation of the Plat it is the lawful owner of the aforescribed improvements to real property; and such items are free from all encumbrances; that Grantor has the right to sell the same or dedicate the same as aforesaid, and that Grantor warrants

and will defend the same or dedicate the same as aforesaid, and that Grantor warrants and will defend the same against the claims and demands of all persons.

Grantor assigns to the Village of Chatham all outstanding warranties and guaranties by any contractor or subcontractor with respect to any public works dedicated or conveyed pursuant to this instrument.

This dedication and sale is effective upon its acceptance by ordinance or resolution of the Village of Chatham, Illinois, and recordation of same with the Recorder of Deeds of Sangamon County, Illinois.

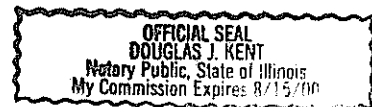
SIGNED AND ACKNOWLEDGED this 10 day of August, 19 99

Maurice R. [Signature]  
Authorized Signature

SUBSCRIBED AND ACKNOWLEDGED TO before me

this 10 day of August, 19 99

[Signature]  
Notary Public



**DEDICATION OF PUBLIC IMPROVEMENTS  
ATTACHED TO REAL ESTATE AND BILL OF SALE FOR PERSONAL  
PROPERTY FOR MANOR HILL ESTATE SUBDIVISION, PLAT 3**

This Dedication and Bill of Sale is made by Charles E. Robbins and Maurice Tippet "Grantor" in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Grantor was the owner of certain property platted as Plat No. 3 of Manor Hill Subdivision, and said Plat of Subdivision in the Village of Chatham was recorded on October 21, 1998 as documented No. 98-54910 with the Recorder of Deeds of Sangamon County, Illinois;

WHEREAS, pursuant to Section 3 of the Illinois Plat Act, the acknowledgment and recording of the Plat was a conveyance in fee simple of such portions of the platted premises as were marked and noted on the Plat as donated or granted to the public, including all easements and rights-of-way;

WHEREAS, pursuant to the Village of Chatham Subdivision Ordinance, the public improvements constructed on the platted premises are not considered to be accepted by the Village of Chatham until the requirements of the Subdivision Ordinance are met and this Dedication of Public Improvements and Bill of Sale for Personal Property is recorded by the Village of Chatham along with a resolution or ordinance accepting the dedication.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the Village of Chatham's acceptance of title to and all further responsibilities with respect to the public improvements contained on said plat of said subdivision, Grantor does hereby dedicate and convey to the Village of Chatham, Illinois all of the improvements to real property included within the roadway rights-of-way depicted on said plat, including but not limited to roads, curbs, gutters and sidewalks. Grantor hereby grants, sells, transfers and delivers to the Village of

*Appendix A-4 to Subdivision Ordinance*

**000064**

Chatham, Illinois the following goods, chattels, and other items of personal property attached to or constructed within said subdivision:

1. Each and every part and item of a system of storm sewers, within public rights of way of said plat of subdivision for the purpose of collection, transport and flow of storm waters. This transfer does not include any retention or detention works or drainage swales, ditches and depressions or storm sewers not within a public right of way which will remain the maintenance responsibility of the individual lot owners or the homeowners association, as the case may be.

2. Each and every part and item of a system for the collection, transportation and treatment of sanitary sewage installed at the direction of the Village of Chatham within said plat, excepting those pipes which transport the sewage of a single building into a sewer main and commonly known as a house or building service, and excepting those pipes dedicated to and accepted by the Springfield Metro Sanitary District.

3. Each and every part and item of a system for distribution of water installed at the direction of the Village of Chatham within said plat, except the pipes which transport water from the meter pit to a building, and commonly known as a house or building service.

4. Each and every part and item of a system for the distribution of electricity installed at the direction of the Village of Chatham within said subdivision, except the electrical equipment and wires on the user side of the electric transformer or pedestal and commonly known as a house or building service.

Grantor hereby covenants that it is the lawful owner of the aforescribed goods, chattels and personalty; that subject to the prior dedication of rights to the Village of Chatham in connection with recordation of the Plat it is the lawful owner of the aforescribed improvements to real property; and such items are free from all encumbrances; that Grantor has the right to sell the same or dedicate the same as aforesaid, and that Grantor warrants

and will defend the same or dedicate the same as aforesaid, and that Grantor warrants and will defend the same against the claims and demands of all persons.

Grantor assigns to the Village of Chatham all outstanding warranties and guaranties by any contractor or subcontractor with respect to any public works dedicated or conveyed pursuant to this instrument.

This dedication and sale is effective upon its acceptance by ordinance or resolution of the Village of Chatham, Illinois, and recordation of same with the Recorder of Deeds of Sangamon County, Illinois.

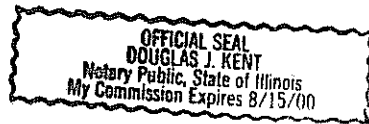
SIGNED AND ACKNOWLEDGED this 10 day of August, 1999.

Marcus R. Lippert  
Authorized Signature

SUBSCRIBED AND ACKNOWLEDGED TO before me

this 10 day of August, 1999

Douglas J. Kent  
Notary Public



000066