

RECORDING - RESEARCH

NAME: VILLAGE OF CHATHAM  
ADDRESS: 116 E. MULBERRY  
CITY/STATE/ZIP: CHATHAM IL 62629  
PHONE: (217) 720-3429

RECEIVED  
JAN 15 2009  
Recorder's Office

08-31 35.00  
+ 08-32 35.00  

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70.00

Charge

STAFF INITIAL: ML DATE: 1/15/09  
MARY ANN LAMM, RECORDER



\* 2 0 0 9 R 0 2 2 3 4 \*

2009R02234

01/16/2009 11:54AM

REC FEE: 21.00

REC REST FEE: 4.00

GIS FEE: 9.00

GIS REST FEE: 1.00

TOTAL: \$35.00

PAGES: 10

CHRISTINE

JOSHUA A. LANGFELDER  
SANGAMON COUNTY RECORDER

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*This Space for Recorder of Deeds*

Ordinance No. 08-31

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR MANOR HILL SUBDIVISION, PLAT 4**

WHEREAS, the developer of Manor Hill Subdivision, Plat 4, has 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 developer has executed a dedication of public improvements with respect to Plat 4 in the form mandated by the Village of Chatham Subdivision Ordinance, which is attached hereto as Exhibit B;

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

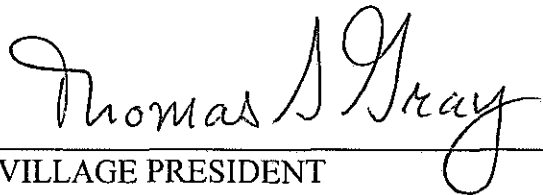
**SECTION 1:** The Dedication of Public Improvements attached hereto as Exhibit B is hereby approved. The Village of Chatham accepts the public works in

Manor Hill Subdivision, Plat 4. All prior letters of credit securing the public improvements in Plat 4 are discharged.

**SECTION 2:** The Clerk shall record this ordinance with the Recorder of Deeds of Sangamon County, Illinois.

**SECTION 3:** This Ordinance is effective immediately.

PASSED this 12 day of AUGUST, 2008.

  
VILLAGE PRESIDENT

ATTEST:

Pat Schedl By Karl E. Tadt DEPUTY CLERK  
Village Clerk

AYES: 6-HERR, SCHAFFEMAN, BOYLE, REYNOLDS, McGRATH, KAYANAGH  
NAYS: 0  
PASSED: 8-12-08  
APPROVED: 8-12-08  
ABSENT: 0





**GREENE & BRADFORD, INC.**  
3501 Constitution Drive  
Springfield, Illinois 62711  
(217) 793-8844  
(217) 793-6227 Fax  
www.greeneandbradford.com

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July 15, 2008

Mr. Meredith Branham  
Village of Chatham  
116 East Mulberry  
Chatham, IL 62629

RE: Manor Hill – Plats 4 and 5  
G&B# 00382

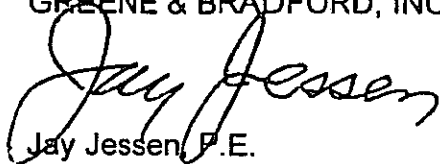
Dear Meredith:

I am in receipt of Coombe Bloxdorf's letter dated 7/15/2008 and concur with the closeout and deed of dedication for the above plats. Plats 1, 2, and 3 have already been closed out.

Please note we were previously sitting at \$33,000 for Plat 4 and Plat 5.

If you have any questions, please contact me at our office.

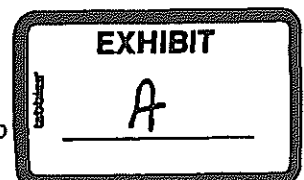
Respectfully,  
GREENE & BRADFORD, INC.

  
Jay Jessen, P.E.

cc: Coombe-Bloxdorf  
John Myers

JJ/dd

J:\00382\CORRESLTR TO BRANHAM - 7-15-08.DOC



# COOMBE - BLOXDORF, P.C.

Engineers/Land Surveyors/Planners

755 South Grand Avenue West • Springfield, Illinois 62704

(217) 544-8477 • Fax (217) 544-8483

July 15, 2008

Jay Jessen, P.E.  
Greene & Bradford, Inc.  
3501 Constitution Drive  
Springfield, Illinois 62707

RE: Manor Hill Subdivision  
Chatham, Illinois

The Village of Chatham is currently holding a letter of credit as security for the construction of sidewalks on the following subdivision lots:

Plat 1:	Sidewalks	Lots 32	55 l.f.
Plat 5:	Sidewalk	Lot 502	100 l.f.
		505	100
		509	88
		517	100
		518	100
			543 l.f.

With the exception of lot 505, all of the sidewalks secured by the letter of credit have been completed. Construction of the sidewalk for lot 505 is assured since construction of a house on that lot will be conditional upon construction of the sidewalk along the frontage of that lot.

Since the construction of the sidewalk on Lot 505 will be completed with construction of the house on that lot, we are requesting that the letter of credit issued as security for construction of sidewalks in Plat 4 and Plat 5 of Manor Hill Subdivision be released in its entirety.

Very Truly Yours,  
Coombe-Bloxdorf, P.C.



Fred Coombe, P.E.

cc: Tip Tippett, Charles Robbins Realtors

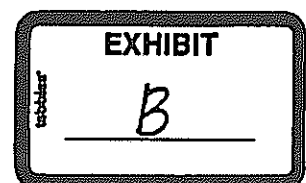
*[This Space for Recorder of Deeds]*

**DEDICATION OF PUBLIC IMPROVEMENTS ATTACHED TO  
REAL ESTATE AND BILL OF SALE FOR PERSONAL PROPERTY  
FOR Manor Hill SUBDIVISION, PLAT 4**

This Dedication and Bill of Sale is made by INB Trust No. 00-0002 "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. 4 of Manor Hill Subdivision, and said Plat of Subdivision in the Village of Chatham was recorded on June 15, 2001 as document no. 2001R28287 with the Recorder of Deeds of Sangamon County, Illinois;

WHEREAS, pursuant to Section 3 of the Illinois Plat Act, the acknowledgement 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 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, 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 owners 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 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.

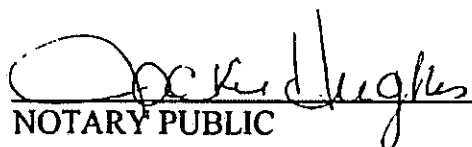
This dedication and sale is effective upon its acceptance by ordinance or resolution of the Village of Chatham, Illinois, and recordation of same with the Recorder of Deeds of Sangamon County, Illinois.



SIGNED AND ACKNOWLEDGED this 25 day July,  
2008.

  
\_\_\_\_\_  
Authorized Signature

SUBSCRIBED AND SWORN BEFORE ME  
THIS 25<sup>th</sup> DAY OF July, 2008

  
\_\_\_\_\_  
NOTARY PUBLIC



PREPARED BY:  
RETURN TO:

John M. Myers  
RABIN, MYERS & HANKEN, P.C.  
1300 South Eighth Street  
Springfield, IL 62703  
217.544.5000  
217.544.5017 fax

**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. 08-31, adopted by the President and Board of Trustees of said Village on the 12 day of AUGUST, 2008, said Ordinance being entitled:

**AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR MANOR HILL SUBDIVISION, 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 12 day of AUGUST, 2008

Pat Schaefer BY Karl E. Todd  
Village Clerk                      DEPUTY CLERK



Prepared by:  
John M. Myers  
Rabin, Myers, Schuering & 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