

RESOLUTION: 17-4

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY BY COLLINSVILLE AREA RECREATION DISTRICT (CARD)

WHEREAS, the Board of Commissioners of the Collinsville Area Recreation District (CARD) is the owner of Real Property commonly known as parcels A,B,C,D of 6155 Tara Lane, Collinsville, Illinois 62234, described on EXHIBITS "A","B","C","D" attached hereto and incorporated herein by reference; and

WHEREAS, the Board of Commissioners hereby determines and declares that the Real Property described on EXHIBITS "A","B","C","D" are no longer necessary or useful for CARD purposes; and

WHEREAS, the Board of Commissioners has therefore decided that continued ownership of said Real Property described on EXHIBITS "A","B","C","D" is not in the best interests of CARD.

WHEREAS, CARD has obtained the necessary judicial consent and obtained the Courts permission to sell said properties, in Madison County Cause #'s 2017-MR-99, 2017-MR-100, 2017-MR-101, 2017-MR-102 described on EXHIBITS "E","F","G","H" attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners as follows:

SECTION 1: The preamble recitals of the resolution are hereby adopted as is fully set forth herein.

SECTION 2: CARD finds and declares that the Real Properties described on EXHIBITS "A","B","C","D" previously used by CARD are no longer needed or deemed necessary, or useful for CARD purposes.

SECTION 3: CARD hereby authorizes and directs its Executive Director to cause the real property described on EXHIBITS "A","B","C","D" to be sold for the amount of twenty thousand dollars and no cents (\$20,000.00) for each of the four parcels to the following listed buyers as a Tenants in Common via a Warranty Deed from CARD to buyers:

- John and Christine Jaskot ; 6009 Tara Lane, Collinsville, IL 62234

SECTION 4: CARD hereby authorizes and directs its Executive Director to execute all documents necessary to accomplish the purpose of this Resolution, provided that all such documents are prepared, approved, and duly recorded by a licensed State of Illinois Real Estate Abstract and Title Company of his choosing.

SECTION 5: This resolution shall be in full force and effect immediately upon its passage.

THE FOREGOING RESOLUTION PASSED BY MAJORITY VOTE OF THE BOARD OF PARK COMMISSIONERS OF THE COLLINSVILLE AREA RECREATION DISTRICT THIS 16th DAY OF MAY, 2017.

ATTEST:

By: 
Doug Erhart, Board Secretary



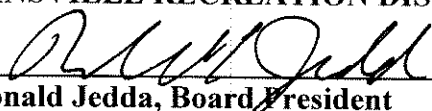
By: 
Ronald Jedda, Board President

EXHIBIT "A"

Legal Description – Parcel "A"

Part of the Southwest Quarter of Section 15, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois; described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 00 degree 09 minutes 43 seconds East on the east line of said Southwest Quarter, 661.0 feet to the north line of the South Half of the Northeast Quarter of said Southwest Quarter; thence South 89 degrees 11 minutes 21 seconds West on said north line, 796.07 feet to the Point of Beginning.

From said Point of Beginning; thence South 00 degree 48 minutes 39 seconds East, 255.49 feet to the northeast corner of Lot 1 of Tara Lane Subdivision, reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Cabinet 66 on Page 103; thence North 65 degrees 53 minutes 48 seconds West on the northerly line of said Lot 1, a distance of 155.00 feet; thence South 79 degrees 03 minutes 35 seconds West continuing on said northerly line, 150.00 feet to the west line of said Lot 1; thence South 03 degrees 58 minutes 30 seconds East on said west line, 110.00 feet to the north line of a tract of land described in the deed to Robert L. and Judith K. Simpkins, as recorded in said Recorder's Office in Deed Book 4114 on Page 1520; thence South 86 degrees 01 minute 30 seconds West on said north line, 238.52 feet to the east line of a tract of land described in the deed to Randall G. Dawson, as recorded in said Recorder's Office in Document Number 2014R10663; thence North 03 degrees 58 minutes 30 seconds West on said east line, 190.97 feet to the southeasterly line of a tract of land described in the deed to Madison County Mass Transit District, as recorded in said Recorder's Office in Deed Book 4335 on Page 3590, said tract also being the former Illinois Terminal Railroad; thence North 53 degrees 49 minutes 02 seconds East on said southeasterly line, 257.21 feet to the north line of the South Half of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 11 minutes 21 seconds East on said north line, 321.13 feet to the Point of Beginning.

Said parcel contains 125,976 square feet or 2.892 acres, more or less.

EXHIBIT "B"

Legal Description – Parcel "B"

Part of the Southwest Quarter of Section 15, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

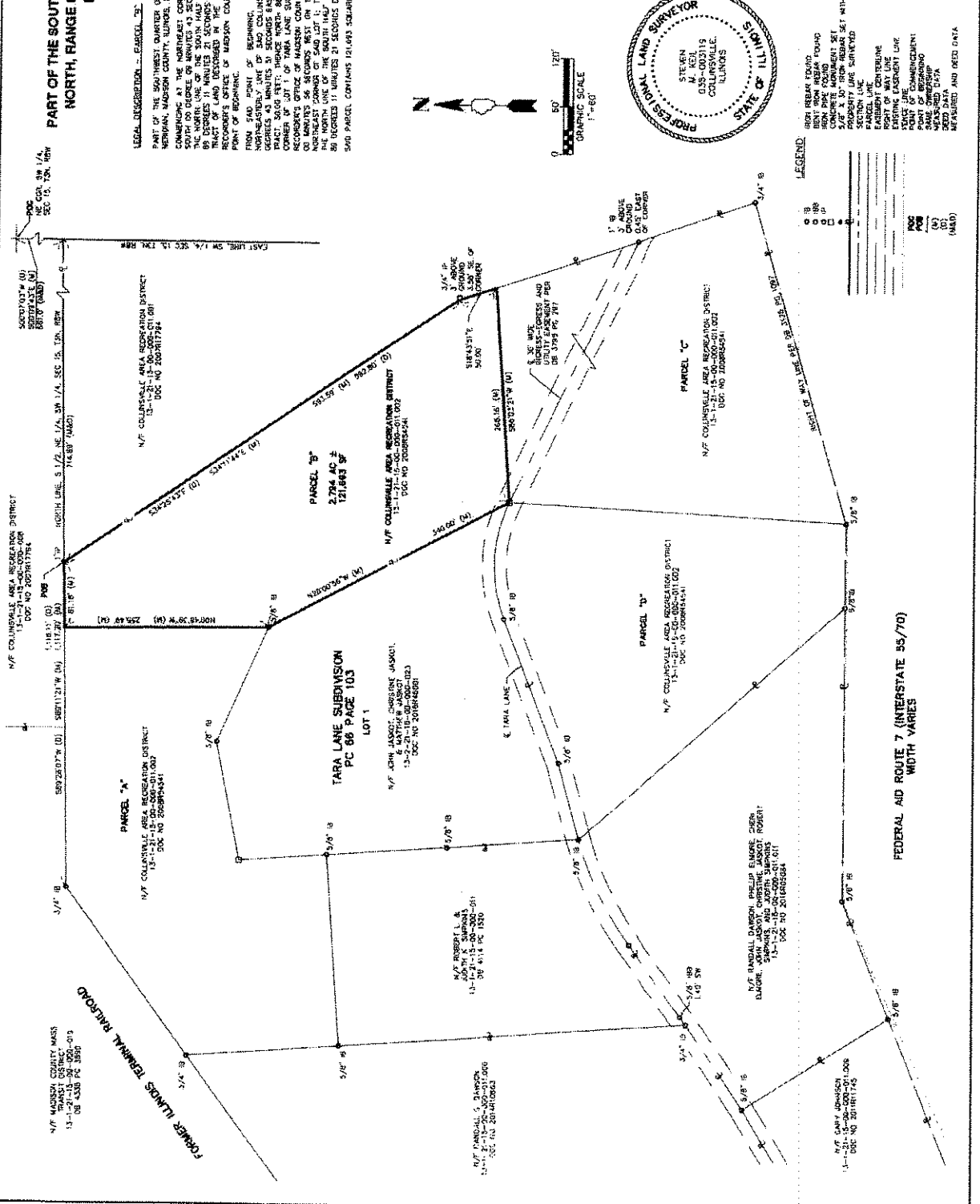
Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 00 degree 09 minutes 43 seconds East on the east line of said Southwest Quarter, 661.0 feet to the north line of the South Half of the Northeast Quarter of said Southwest Quarter; thence South 89 degrees 11 minutes 21 seconds West on said north line, 714.89 feet to the northeast corner of a tract of land described in the deed to Collinsville Area Recreation District, as recorded in the Recorder's Office of Madison County, Illinois as Document Number 2008R54541, said point being the Point of Beginning.

From said Point of Beginning; thence South 34 degrees 11 minutes 44 seconds East on the northeasterly line of said Collinsville Area Recreation District tract, 593.59 feet; thence South 18 degrees 43 minutes 51 seconds East on the easterly line of said Collinsville Area Recreation District tract, 50.00 feet; thence North 86 degrees 03 minutes 21 seconds West, 268.16 feet to the southeast corner of Lot 1 of Tara Lane Subdivision, reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Cabinet 66 on page 103; thence North 28 degrees 00 minutes 56 seconds West on the easterly line of said Lot 1, a distance of 340.00 feet to the northeast corner of said Lot 1; thence North 00 degrees 48 minutes 39 seconds West, 255.49 feet to the north line of the South Half of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 11 minutes 21 seconds East on said north line, 81.18 feet to the Point of Beginning.

Said parcel contains 121,693 square feet or 2.794 acres, more or less.

EXHIBIT "B"

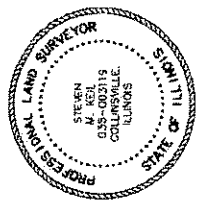
**PLAT OF SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3
NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN,
MADISON COUNTY, ILLINOIS**



LEGAL DESCRIPTION - PARCEL "C"
PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, ACCORDING AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 11 MINUTES 21 SECONDS EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - PARCEL "D"
PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, ACCORDING AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11 MINUTES 21 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 11 MINUTES 21 SECONDS EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 43 MINUTES 43 SECONDS EAST ON THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING 500 FT TO THE POINT OF BEGINNING.

- NOTES:**
1. FIELD WORK COMPLETED MARCH 2018.
 2. FIELD BOOK NUMBER 244.
 3. BEARING AND DISTANCE MEASUREMENTS WERE BASED ON THE ILLINOIS STATE PLATE CANTONAL SYSTEM (NAD 83 - 1983, WEST ZONE UTM OBSERVATIONS).
 4. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, ENCUMBRANCES, OR OTHER MATTERS THAT MAY AFFECT THE COMPLETE INFORMATION OF THIS PLAT. THE OWNER OF THE LAND SHOWN ON THIS PLAT SHOULD OBTAIN A TITLE CURATIVE SURVEY TO OBTAIN COMPLETE INFORMATION. THE OWNER OF THE LAND SHOWN ON THIS PLAT SHOULD OBTAIN A TITLE CURATIVE SURVEY TO OBTAIN COMPLETE INFORMATION.



LEGEND

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- 1/4" B
- 3/8" B
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PREPARED FOR:
COLLINSVILLE AREA RECREATION DISTRICT
10 GATEWAY DRIVE
COLLINSVILLE, IL 62234

DATE: **3-3-17**

DESIGNED BY: **SMK** JOB NO.: **15174**
DRAWN BY: **SMK** SHEET NO.: **1 OF 1**
CHECKED BY: **SMK** DATE: **3-3-17**

IRON REBAR TYPING
IDENT FROM AREA TYPING
CONCRETE MONUMENT SET
5/8" x 10" IRON REBAR SET
SECTION LINE SURVEYED
PARCEL LINE
EASTING EASTMENT LINE
POINT OF BEGINNING
POINT OF BEGINNING
WOOD DATA
MEASURED AND RECD DATA

FORMER ILLINOIS TERMINAL RAILROAD
N/4 MADISON COUNTY MASS
TRACT DISTRICT
13-1-21-15-00-000-01.002
104 438 PC 1000

PARCEL "A"
N/4 COLLINSVILLE AREA RECREATION DISTRICT
13-1-21-15-00-000-01.002
DOC NO 200804341

PARCEL "B"
TARA LANE SUBDIVISION
PC 88 PAGE 103
LOT 1
N/4 COLLINSVILLE AREA RECREATION DISTRICT
13-1-21-15-00-000-01.002
DOC NO 200804341

PARCEL "C"
N/4 COLLINSVILLE AREA RECREATION DISTRICT
13-1-21-15-00-000-01.002
DOC NO 200804341

PARCEL "D"
N/4 COLLINSVILLE AREA RECREATION DISTRICT
13-1-21-15-00-000-01.002
DOC NO 200804341

N/4 RANDALL DAWSON, PHILIP EMORE DICKER
DUNCAN, SHERRILL AND ADRIAN SHERRILL, ROBERT
13-1-21-15-00-000-01.002
DOC NO 201002084

N/4 CARL H. HANCOCK
13-1-21-15-00-000-01.002
DOC NO 201017145

FEDERAL AID ROUTE 7 (INTERSTATE 85/70)
WIDTH VARIES

EXHIBIT "C"

Legal Description – Parcel "C"

Part of the Southwest Quarter of Section 15, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 00 degree 09 minutes 43 seconds East on the east line of said Southwest Quarter, 661.0 feet to the north line of the South Half of the Northeast Quarter of said Southwest Quarter; thence South 89 degrees 11 minutes 21 seconds West on said north line, 714.89 feet to the northeast corner of a tract of land described in the deed to Collinsville Area Recreation District, as recorded in the Recorder's Office of Madison County, Illinois as Document Number 2008R54541; thence South 34 degrees 11 minutes 44 seconds East on the northeasterly line of said Collinsville Area Recreation District tract, 593.59 feet; thence South 18 degrees 43 minutes 51 seconds East on the easterly line of said Collinsville Area Recreation District tract, 50.00 feet to the Point of Beginning.

From said Point of Beginning; thence continuing South 18 degrees 43 minutes 51 seconds East on said easterly line, 342.71 feet to the north right of way line of Federal Aid Route 7 (Interstate 55 / 70); thence South 73 degrees 24 minutes 51 seconds west on said north right of way line, 416.77 feet; thence North 02 degrees 56 minutes 33 seconds East, 425.64 feet to the southeast corner of Lot 1 of Tara Lane Subdivision, reference being had to the plat thereof recorded in said Recorder's Office, in Plat Cabinet 66 on page 103; thence North 86 degrees 03 minutes 21 seconds East, 268.16 feet to the Point of Beginning.

Said parcel contains 128,024 square feet or 2.939 acres, more or less.

EXHIBIT "D"

Legal Description – Parcel "D"

Part of the Southwest Quarter of Section 15, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence on an assumed bearing of South 00 degree 09 minutes 43 seconds East on the east line of said Southwest Quarter, 661.0 feet to the north line of the South Half of the Northeast Quarter of said Southwest Quarter; thence South 89 degrees 11 minutes 21 seconds West on said north line, 714.89 feet to the northeast corner of a tract of land described in the deed to Collinsville Area Recreation District, as recorded in the Recorder's Office of Madison County, Illinois as Document Number 2008R54541; thence South 34 degrees 11 minutes 44 seconds East on the northeasterly line of said Collinsville Area Recreation District tract, 593.59 feet; thence South 18 degrees 43 minutes 51 seconds East on the easterly line of said Collinsville Area Recreation District tract, 392.71 feet to the north right of way line of Federal Aid Route 7 (Interstate 55 / 70); thence South 73 degrees 24 minutes 51 seconds West on said north right of way line, 416.77 feet to the Point of Beginning.

From said Point of Beginning; thence North 89 degrees 52 minutes 39 seconds West on said north right of way line, 106.28 feet to the east line of a tract of land described in the deed to Randall Dawson, Phillip Elmore, Cheri Elmore, John Jaskot, Christine Jaskot, Robert Simpkins, and Judith Simpkins, as recorded in said Recorder's Office as Document Number 2016R05084; thence North 40 degrees 56 minutes 00 seconds West on said east line, 443.90 feet to the southwest corner of Lot 1 of Tara Lane Subdivision, reference being had to the plat thereof recorded in said Recorder's Office, in Plat Cabinet 66 on page 103; thence North 74 degrees 48 minutes 50 seconds East along the south line of said Lot 1, a distance of 98.39 feet; thence North 68 degrees 39 minutes 18 seconds East continuing on said south line, 190.44 feet; thence southeasterly 150.95 feet continuing on said south line, being a non-tangential curve to the right, having a radius of 183.79 feet, the chord of said curve bears South 87 degrees 48 minutes 59 seconds East, 146.74 feet to the southeast corner of said Lot 1; thence South 02 degrees 56 minutes 33 seconds West, 425.64 feet to the Point of Beginning.

Said parcel contains 114,092 square feet or 2.619 acres, more or less.

EXHIBIT "E"

IN THE CIRCUIT COURT
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

FILED
APR 28 2017
CLERK OF CIRCUIT COURT
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, IL

IN RE:)
)
Collinsville Area Recreational District) No. 2017-MR-99

ORDER

And now, to wit, this 28th day of April, 2017, this matter coming before the Court on Collinsville Area Recreational District's Application to Sell Park District Real Estate, and the Court having considered same together with the Certificate of Publication of Notice, and due notice having been given of the hearing on this Application, the Court finds that the property is no longer useful or necessary for the park's purposes and that it is in the public interest that the said property is sold.

IT IS HEREBY ORDERED that Collinsville Area Recreational District is granted permission to sell the property, more specifically described in paragraph 3 of the Application to Sell Park District Real Estate filed March 22, 2017, in any commercially reasonable manner by private sale or public auction.

April 28, 2017
Date

David Dejean
Judge:

EXHIBIT "F"

IN THE CIRCUIT COURT
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

FILED
APR 28 2017

CLERK OF CIRCUIT COURT # 83
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

IN RE:)
)
Collinsville Area Recreational District) No. 2017-MR-100

ORDER

And now, to wit, this 28th day of April, 2017, this matter coming before the Court on Collinsville Area Recreational District's Application to Sell Park District Real Estate, and the Court having considered same together with the Certificate of Publication of Notice, and due notice having been given of the hearing on this Application, the Court finds that the property is no longer useful or necessary for the park's purposes and that it is in the public interest that the said property is sold.

IT IS HEREBY ORDERED that Collinsville Area Recreational District is granted permission to sell the property, more specifically described in paragraph 3 of the Application to Sell Park District Real Estate filed March 22, 2017, in any commercially reasonable manner by private sale or public auction.

April 28, 2017
Date

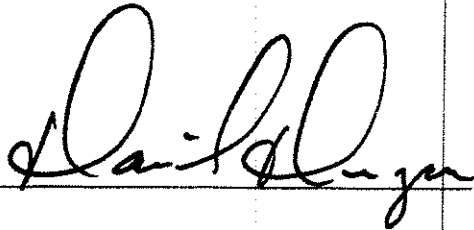

Judge:

EXHIBIT "G"

IN THE CIRCUIT COURT
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

FILED
APR 28 2017
CLERK OF CIRCUIT COURT # 83
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

IN RE:)
)
Collinsville Area Recreational District) No. 2017-MR-101

ORDER

And now, to wit, this 28th day of April, 2017, this matter coming before the Court on Collinsville Area Recreational District's Application to Sell Park District Real Estate, and the Court having considered same together with the Certificate of Publication of Notice, and due notice having been given of the hearing on this Application, the Court finds that the property is no longer useful or necessary for the park's purposes and that it is in the public interest that the said property is sold.

IT IS HEREBY ORDERED that Collinsville Area Recreational District is granted permission to sell the property, more specifically described in paragraph 3 of the Application to Sell Park District Real Estate filed March 22, 2017, in any commercially reasonable manner by private sale or public auction.

April 28, 2017

Date

David Dreyer

Judge:

EXHIBIT "H"

IN THE CIRCUIT COURT
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

FILE

APR 28 2017
CLERK OF CIRCUIT COURT # 83
THIRD JUDICIAL CIRCUIT
MADISON COUNTY, ILLINOIS

IN RE:)
)
Collinsville Area Recreational District)

No. 2017-MR-102

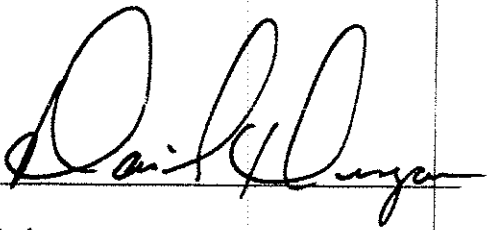
ORDER

And now, to wit, this 28th day of April, 2017, this matter coming before the Court on Collinsville Area Recreational District's Application to Sell Park District Real Estate, and the Court having considered same together with the Certificate of Publication of Notice, and due notice having been given of the hearing on this Application, the Court finds that the property is no longer useful or necessary for the park's purposes and that it is in the public interest that the said property is sold.

IT IS HEREBY ORDERED that Collinsville Area Recreational District is granted permission to sell the property, more specifically described in paragraph 3 of the Application to Sell Park District Real Estate filed March 22, 2017, in any commercially reasonable manner by private sale or public auction.

April 28, 2017

Date



Judge: _____