

CITY OF NEWTON
JASPER COUNTY, ILLINOIS

ORDINANCE NO. 22-06
AN ORDINANCE AUTHORIZING SALE OF REAL ESTATE

PASSED BY THE
CITY COUNCIL
OF THE
CITY OF NEWTON
THIS 5th DAY OF APRIL, 2022

CERTIFICATE OF PUBLICATION

I, ROSETTA YORK, 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 5th day of April, 2022.


ROSETTA M. YORK, City Clerk

ORDINANCE NO. 22-06

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, as more fully described in Exhibit A which is attached hereto and incorporated herein by this reference, shall be sold for the sum of Five Thousand Dollars (\$5,000.00) per lot, except for five lots to be sold by Lottery for One Dollar (\$1.00) 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 MAXINE CALVERT GRANTOR REVOCABLE AGREEMENT DATED JANUARY 10,, 2001, AS AMENDED MAXINE CALVERT, TRUSTEE, as Buyers and the City of Newton, Illinois, as Seller, the form of Agreement to Purchase being attached hereto as Exhibit B 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.

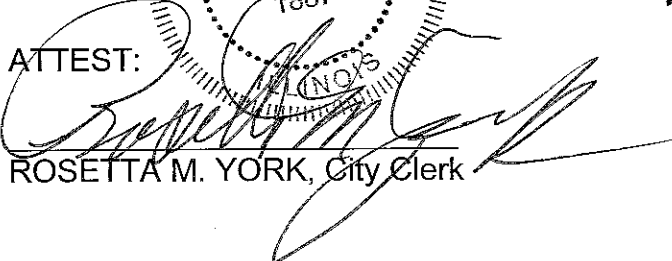
Section II: The form of Agreement to Purchase attached hereto as Exhibit B is hereby approved and confirmed.

Section III: That City of Newton's Mayor Joshua 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 yea: **Eric Blake, Marlene Harris, Gayle Glumac, David Brown, Larry Brooks, RJ Lindemann**

Upon roll call vote the following Alderpersons voted nay: **None**

Passed, approved and published in pamphlet form this 5th day of April, 2022.

ATTEST:

ROSETTA M. YORK, City Clerk

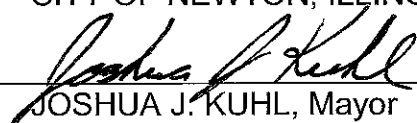
CITY OF NEWTON, ILLINOIS
By: 
JOSHUA J. KUHL, Mayor

EXHIBIT A

Lot Number Twenty (20) 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.

300 Woods Farm Lane, Newton, Illinois 62448

EXHIBIT B

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



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Page 1 of 3
Fees: \$75.00
IL Rental Housing Fund: \$9.00
Jasper County
Amy Tarr Clerk Recorder
File# 9032

BK **255** PG **824-826**

REAL ESTATE TRANSFER TAX



County:	\$0.00
Illinois:	\$0.00
Total:	\$0.00

Stamp No:	1-163-507-600
Declaration ID:	
Instrument No:	9032
Date:	5-May-2022

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, Maxine Calvert, not individually, but as Trustee of the Maxine Calvert Grantor Revocable Trust Agreement dated January 10, 2001, as Amended of 803 W. Jourdan, Apt., B5, Newton, Illinois, the following described real estate, to-wit:

Lot Number Twenty (20) 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 APRIL 5, 2022, WHICH AGREEMENT TO PURCHASE IS INCORPORATED HEREIN BY THIS REFERENCE.

Further subject to the following:

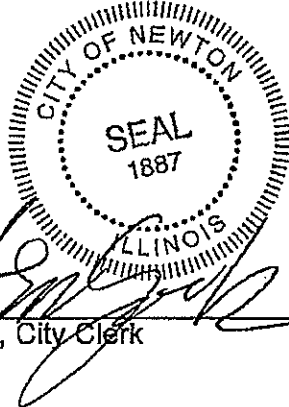
- (1) All taxes and special assessments payable after date of closing;
- (2) Zoning laws and ordinances of which there are no violations;

- (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 2020 payable in 2021, agrees and assumes to pay same. Grantee shall be responsible for general real estate taxes for 2021 payable in 2022 and general real estate taxes for 2022 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 3 day of May, 2022.



THE CITY OF NEWTON, ILLINOIS, a
Municipal Corporation

Joshua J. Kohl
JOSHUA J. KOHL, Mayor

ATTEST:
Rosetta York
ROSETTA YORK, City Clerk

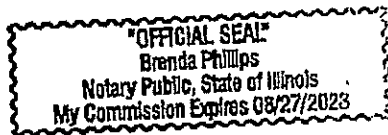
STATE OF ILLINOIS
COUNTY OF JASPER

}

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 ROSETTA YORK, 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 3 day of May, 2022.



Brenda Phillips
Notary Public

Mail Tax Statements To: Maxine Calvert, not individually, but as Trustee of the Maxine Calvert Grantor Revocable Trust Agreement dated January 10, 2001, as Amended 300 Woods Farm Lane Newton, IL 62448

DOCUMENTARY STAMP
EXEMPT UNDER PROVISIONS OF PARAGRAPH (b) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.
5/5/22 [Signature]
DATE BUYER, SELLER OR REPRESENTATIVE



PTAX-203

Illinois Real Estate Transfer Declaration

Please read the instructions before completing this form.
This form can be completed electronically at tax.illinois.gov/retd.

Step 1: Identify the property and sale information.

1 300 Woods Farm Lane
Street address or property (or 911 address, if available)
Newton 62448
City or village Zip
Wade
Township

2 Write the total number of parcels to be transferred. 1

3 Write the parcel identifying numbers and lot sizes or acreage.

Parcel identifying number	Lot size or acreage
a <u>90-12-01-317-014</u>	<u>.53 acre</u>
b _____	_____
c _____	_____
d _____	_____

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: April / 2022
Month Year

5 Type of deed/trust document (Mark with an "X."): Warranty deed
 Quit claim deed Executor deed Trustee deed
 Beneficial interest Other (specify): _____

6 Yes No. Will the property be the buyer's principal

7 Yes No. Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current	Intended	(Mark only one item per column with an "X.")
a <input type="checkbox"/>	<input type="checkbox"/>	Land/lot only
b <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Residence (single-family, condominium, townhome, or duplex)
c <input type="checkbox"/>	<input type="checkbox"/>	Mobile home residence
d <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (6 units or less) No. of units _____
e <input type="checkbox"/>	<input type="checkbox"/>	Apartment building (over 6 units) No. of units _____
f <input type="checkbox"/>	<input type="checkbox"/>	Office
g <input type="checkbox"/>	<input type="checkbox"/>	Retail establishment
h <input type="checkbox"/>	<input type="checkbox"/>	Commercial building
i <input type="checkbox"/>	<input type="checkbox"/>	Industrial building
j <input type="checkbox"/>	<input type="checkbox"/>	Farm
k <input type="checkbox"/>	<input type="checkbox"/>	Other _____

Do not write in this area.
County Recorder's Office use.

County:

Date:

Doc. No.:

Vol.:

Page:

Received by:

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change.
Date of significant change: _____ / _____
(Mark with an "X.") Month Year
 Demolition/damage Additions Major remodeling
 New construction Other (specify): _____

10 Identify only the items that apply to this sale. (Mark with an "X.")

- a Fulfillment of installment contract – year contract initiated: _____
- b Sale between related individuals or corporate affiliates
- c Transfer of less than 100 percent interest
- d Court-ordered sale
- e Sale in lieu of foreclosure
- f Condemnation
- g Short sale
- h Bank REO (real estate owned)
- i Auction sale
- j Seller/buyer is a relocation company
- k Seller/buyer is a financial institution or government agency
- l Buyer is a real estate investment trust
- m Buyer is a pension fund
- n Buyer is an adjacent property owner
- o Buyer is exercising an option to purchase
- p Trade of property (simultaneous)
- q Sale-leaseback
- r Other (specify): _____

s Homestead exemptions on most recent tax bill:

1 General/Alternative	\$	0.00
2 Senior Citizens	\$	0.00
3 Senior Citizens Assessment Freeze	\$	0.00

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial

11 Full actual consideration	11	\$	5,000.00
12a Amount of personal property included in the purchase	12a	\$	0.00
12b Was the value of a mobile home included on Line 12a?	12b	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	5,000.00
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	0.00
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	0.00
16 If this transfer is exempt, use an "X" to identify the provision.	16	<input checked="" type="checkbox"/> b <input type="checkbox"/> k <input type="checkbox"/> m	
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	5,000.00
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g. 61.002 rounds to 62)	18		10.00
19 Illinois tax stamps – multiply Line 18 by 0.50.	19	\$	0.00
20 County tax stamps – multiply Line 18 by 0.25	20	\$	0.00
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	0.00

Step 3: Write the legal description from the deed. Write, type (minimum 10-point font required), or attach the legal description from the deed. If you prefer, submit an 8½" x 11" copy of the extended legal description with this form. You may also use the space below to write additional parcel identifiers and lots sizes or acreage from Step 1, Line 3.

Lot Number Twenty (20) 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.

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information (Please print.)

City of Newton, a Municipal Corporation

Seller's or trustee's name

108 N. Van Buren Street

Street address (after sale)

Richard J. Kuhl
Seller's or agent's signature

Seller's trust number (if applicable -- not an SSN or FEIN)

Newton IL 62448
City State ZIP

(618) 783-8451

Seller's daytime phone

Buyer Information (Please print.)

Maxine Calvert, not individually, but as Trustee of the Maxine Calvert Grantor Revocable Trust

Buyer's or trustee's name

803 W Washington

Street address (after sale)

Maxine Calvert
Buyer's or agent's signature

Buyer's trust number (if applicable -- not an SSN or FEIN)

Newton IL 62448
City State ZIP

(618) 553-3829

Buyer's daytime phone

Mail tax bill to:

Maxine Calvert, not individually, but as

803 W Washington

Name or company

Street address

Newton IL 62448
City State ZIP

Preparer Information (Please print.)

Weber, Heap, Ayres & Greene, P.C.

Preparer's and company's name

122 S. Van Buren St., P.O. Box 7

Street address (after sale)

[Signature]
Preparer's signature

Preparer's file number (if applicable)

Newton IL 62448
City State ZIP

618-783-8471

Preparer's daytime phone

Identify any required documents submitted with this form. (Mark with an "X.")

Extended legal description Form PTAX-203-A
 Itemized list of personal property Form PTAX-203-B

To be completed by the Chief County Assessment Officer

1 _____ County _____ Township _____ Class _____ Cook-Minor _____ Code 1 _____ Code 2

3 Year prior to sale

2 Board of Review's final assessed value for the assessment year
Prior to the year of the sale

4 Does the sale involve a mobile home assessed as
real estate? Yes No

Land _____
Buildings _____
Total _____

5 Comments

Illinois Department of Revenue Use

Tab Number

CLOSING STATEMENT

DATE:

SELLER(S): CITY OF NEWTON, ILLINOIS

BUYER(S): MAXINE CALVERT TRUST

DESCRIPTION OF PROPERTY Lot Number Twenty (20) 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.

Purchase Price	\$ 5,000.00
Down Payment	<u>5,000.00</u>
Balance	0.00

COSTS - SELLER

Title charges	\$433.00
Attorney fees (Deed)	\$200.00
Closing Fee	\$300.00
Title Search	<u>\$180.00</u>

TOTAL **\$1,113.00**

COSTS - BUYER

Recording	\$ 75.00
Title Search	<u>\$145.00</u>

TOTAL **\$220.00**

SELLER: CITY OF NEWTON, ILLINOIS

BUYER: *Maxine Calvert*
MAXINE CALVERT, Trustee

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