

**VILLAGE OF MT. ZION  
MACON COUNTY, ILLINOIS**

Ordinance No.  
2024-7

AN ORDINANCE TO DIRECT THE SALE OF VACANT RESIDENTIAL PROPERTY,  
BALTIMORE AVENUE, MT. ZION, MACON COUNTY, ILLINOIS

**CERTIFICATE**

State of Illinois )  
                          )  
                          )  
County of Macon )

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2024-7, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on March 18, 2024.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 18<sup>th</sup> day of March, 2024.

Seal

  
\_\_\_\_\_  
Dawn Reynolds, Village Clerk

*FOR RECORDING PURPOSES*

**ORDINANCE TO DIRECT THE SALE OF VACANT RESIDENTIAL PROPERTY,  
BALTIMORE AVENUE, MT. ZION, MACON COUNTY, ILLINOIS**

**ORDINANCE NO. 2024-7**

**ORDINANCE TO DIRECT THE SALE OF VACANT RESIDENTIAL PROPERTY,  
BALTIMORE AVENUE, MT. ZION, MACON COUNTY, ILLINOIS**

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, AS FOLLOWS:

WHEREAS, the Board of Trustees of the Village of Mt. Zion, Illinois, has the authority to direct the sale of real estate pursuant to 65 ILCS 5/11-76-2;

WHEREAS, the Board of Trustees of the Village of Mt. Zion, Illinois has determined that vacant residential property on Baltimore Avenue in the Village of Mt. Zion is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village (Property);

WHEREAS, the Board of Trustees of the Village of Mt. Zion, Illinois, is of the opinion that the Property, further described below, should be sold;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS:

Section 1. That the Property is legally described as follows:

Lot One Hundred Three (103) of Baltimore Acres Second Addition, as per Plat recorded in Book 1832 on Page 95 of the Records in the Recorder's Office of Macon County, Illinois. (Except coal and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal and other minerals). Situated in Macon County, Illinois.

PIN: 12-17-05-227-006

Section 2. The Property is a vacant residential lot that has never been developed or used by the Village.

Section 3. That the Property shall be sold to Daniel & Stephanie Kee (Buyer), whose bid was determined to be in the best interests of the Village of Mt. Zion by the Board of Trustees.

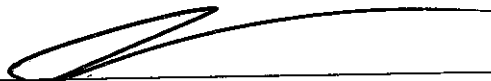
Section 4. That the Board of Trustees have approved a sale price of \$1,000.00, to be paid to the Village of Mt. Zion by the Buyer in full on or before April 12, 2024.

Section 5. That upon passage of this Ordinance and consideration paid by Buyer, title to the Property shall be conveyed to Purchaser via Quitclaim Deed executed by the Mayor and Village Clerk with the seal of the Village. Said Quitclaim Deed shall be filed in the Office of the Recorder, Macon County, Illinois, by the Buyer. Buyer shall be solely responsible for any and all recording fees.

Section 6. That a Notice of the proposal to sell the Property was published in a newspaper of general circulation which serves the Village of Mt. Zion, Macon County, Illinois, which stated that the Village would accept bids for the purchase of the Property at a regular meeting of the Village Board to be held on March 18, 2024. Said Notice was published in accordance with the requirements of 65 ILCS 5/11-76-2.

PASSED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MT. ZIONI, MACON COUNTY, ILLINOIS, ON THE 18<sup>TH</sup> DAY OF MARCH 2024 PURSUANT TO A ROLL CALL VOTE AS FOLLOWS.

Doty	<u>YEA</u>	Siudyla	<u>ABSENT</u>
Kernan	<u>YEA</u>	Patrick	<u>YEA</u>
Scales	<u>YEA</u>	Tibbs	<u>YEA</u>

  
\_\_\_\_\_  
VILLAGE MAYOR

ATTEST:

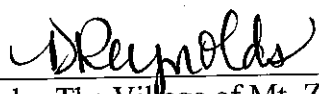
  
\_\_\_\_\_  
VILLAGE CLERK

5 Ayes 0 Nays

STATE OF ILLINOIS        )  
                                          )   SS  
COUNTY OF MACON        )

I, the undersigned, Clerk of the Village of Mt. Zion, do hereby certify that the above and foregoing is a true, perfect and correct copy of Ordinance No. 2024-7 adopted at a meeting of the Board of Trustees of said Village held the 18<sup>th</sup> day of March, 2024 and that the original of said Ordinance is in my custody as such Clerk pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Village this 18<sup>th</sup> day of March 2024.

  
\_\_\_\_\_  
Clerk - The Village of Mt. Zion

**REAL ESTATE PURCHASE AGREEMENT**

1. The Village of Mt. Zion, an Illinois municipal corporation, as Seller, agrees to sell, and Daniel & Stephanie Kee, as Buyer, agrees to purchase at the price of \$ 1,000.00 the following legally described real estate (Premises) situated in Macon County, Illinois:

Lot One Hundred Three (103) of Baltimore Acres Second Addition, as per Plat recorded in Book 1832 on Page 95 of the Records in the Recorder's Office of Macon County, Illinois. (Except coal and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal and other minerals). Situated in Macon County, Illinois.

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2. This Agreement is for the sale and purchase of the Premises in its "as-is" condition as of the date of this Agreement. Buyer acknowledges that no representations, warranties or guarantees with respect to the condition of the Premises have been made by Seller or Seller's agent.

3. Buyer shall pay Seller the balance of the purchase price at the office of Mt. Zion Village Hall, 1400 Mt. Zion Parkway, Mt. Zion, Illinois, on or before April 12, 2024, which event is called Settlement. Seller shall determine in its sole discretion how the purchase price shall be paid by Buyer (personal check, money order, cashier's check, wire transfer, etc.).

4. Upon receipt of the full balance of the purchase price, Seller shall deliver to Buyer a Quitclaim Deed for the Premises. Buyer shall be solely responsible for paying the costs to record the Quitclaim Deed in the Macon County Recorder's Office.

5. Buyer shall be entitled to possession of the Premises on the date of Settlement. Buyer shall be responsible for general real estate taxes for 2024 and all subsequent years.

6. This transaction is exempt from real estate transfer tax under 35 ILCS 200/31-45(b).

7. This Agreement may be executed in counterparts which together shall constitute one and the same document.

Dated this 18<sup>th</sup> day of March 2024.

**SELLER:**

VILLAGE OF MT. ZION,  
an Illinois municipal corporation,

BY: Jillie Miller

Its Authorized Agent

**BUYER:** Daniel & Stephanie Kee

BY: X [Signature]

## NOTICE

The Village of Mt. Zion, Macon County, Illinois (Village), under the direction of its Board of Trustees (Trustees) and pursuant to 65 ILCS 5/11-76-1 *et. seq.*, shall open bidding for the sale of property owned by the Village (Property) at its next regular Village Board Meeting to be held on March 18, 2024, at 5:15 p.m. at the Mt. Zion Village Hall Board Room, 1400 Mt. Zion Parkway, Mt. Zion, Illinois.

Anyone interested in bidding on the Property must personally attend the meeting as it will be the only time that bids shall be opened or accepted. The Trustees reserve the right to accept any bid determined to be in the best interest of the Village, as well as the right to reject any and all bids.

The Property is a vacant residential lot that has never been developed or used by the Village. The Trustees have deemed the Property to no longer be necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village.

The Property is further described as follows:

Lot One Hundred Three (103) of Baltimore Acres Second Addition, as per Plat recorded in Book 1832 on Page 95 of the Records in the Recorder's Office of Macon County, Illinois. (Except coal and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said coal and other minerals). Situated in Macon County, Illinois.

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