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2011R43517

12/21/2011 03:52PM

REC FEE: 33.00

TOTAL: \$33.00

PAGES: 8

DONALD

JOSHUA A. LANGFELDER
SANGAMON COUNTY RECORDER

This Space for Recorder of Deeds

Ordinance No. 11-58

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR WELLINGTON ESTATES, PLAT 3

WHEREAS, the developer of Wellington Estates, Plat 3, 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 3 in the form mandated by the Village of Chatham Subdivision Ordinance, which is attached hereto as Exhibit B;

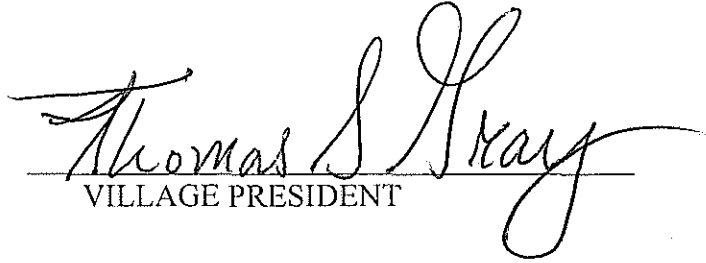
NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHATHAM, SANGAMON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The Dedication of Public Improvements attached hereto as Exhibit B is hereby approved. The Village of Chatham accepts the public works in Wellington Estates, Plat 3. All prior letters of credit securing the public improvements in Plat 3 are discharged.

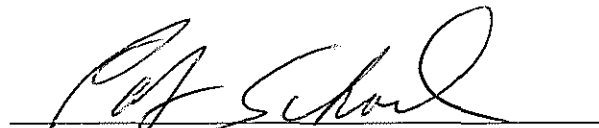
SECTION 2: The Clerk shall record this ordinance with the Recorder of Deeds of Sangamon County, Illinois.

SECTION 3: This Ordinance is effective immediately.

PASSED this 13 day of DEC, 2011.

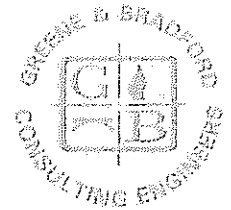

VILLAGE PRESIDENT

ATTEST:


Village Clerk

AYES: 6
NAYS: 0
PASSED: 12-13-11
APPROVED: 12-13-11
ABSENT: 0

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



September 21, 2011

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

RE: Wellington Estates– Plat 3
G&B# 02132

Dear Meredith:

On Monday, September 19, 2011, a final inspection of Wellington Estates – Plat 3 was conducted at the request of the owner / developer, upon completing the inspection all public improvements were found to be constructed as per the Village of Chatham's land subdivision ordinance. I recommend that the letter of credit be released for said plat.

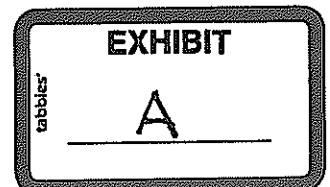
Sincerely,
GREENE & BRADFORD, INC.

A handwritten signature in black ink, appearing to read 'Don DeFrates', is written over a horizontal line.

Don DeFrates
Vice President

cc: John Myers
RHI

J:\02132\CORRES\ltr to Branham - 09-21-11.doc



[This Space for Recorder of Deeds]

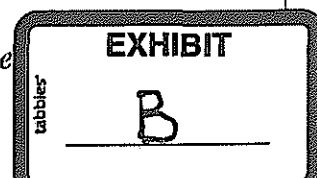
**DEDICATION OF PUBLIC IMPROVEMENTS ATTACHED TO
REAL ESTATE AND BILL OF SALE FOR PERSONAL PROPERTY
FOR Wellington Estates SUBDIVISION, 3rd PLAT**

This Dedication and Bill of Sale is made by R&H-1, LLC aka Wellington Estates, LLC
“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 Wellington Estates Subdivision,
and said Plat of Subdivision in the Village of Chatham was recorded on 07/03/2010
as document no. 2010 R 25367 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;

Appendix A-4 to Subdivision Ordinance



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.

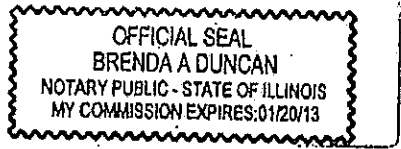
This dedication and sale is effective upon its acceptance by ordinance or resolution of the Village of Chatham, Illinois, and recordation of same with the Recorder of Deeds of Sangamon County, Illinois.

SIGNED AND ACKNOWLEDGED this 9th day December, 2011.

[Handwritten Signature]
Authorized Signature

SUBSCRIBED AND SWORN BEFORE ME
THIS 9th DAY OF December, 2011

Brenda A. Duncan
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)

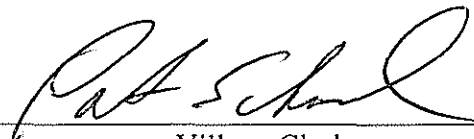
I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Chatham, Sangamon County, Illinois.

I do further certify that the ordinance attached hereto is a full, true, and exact copy of Ordinance No. 11-58, adopted by the President and Board of Trustees of said Village on the 13 day of DEC, 2011, said Ordinance being entitled:

AN ORDINANCE ACCEPTING THE DEDICATION OF PUBLIC IMPROVEMENTS FOR WELLINGTON ESTATES, PLAT 3

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 13 day of DEC, 2011.



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

