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2014R33730

12/19/2014 02:17PM

REC FEE: 32.00

TOTAL: \$32.00

PAGES: 7

DELLA

JOSHUA A. LANGFELDER  
SANGAMON COUNTY RECORDER

*This Space for Recorder of Deeds*

Ordinance No. 14-48

**AN ORDINANCE ACCEPTING THE CONVEYANCE OF PUBLIC UTILITY IMPROVEMENTS FOR OAKBROOK ESTATES SUBDIVISION, PLAT 15**

WHEREAS, Phoenix Grove Ventures, LLC, the developer of Oakbrook Estates Subdivision, Plat 15, has completed the construction of public utility improvements in this plat, 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 bill of sale for such public utility improvements 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 Bill of Sale attached hereto as Exhibit B is hereby approved.

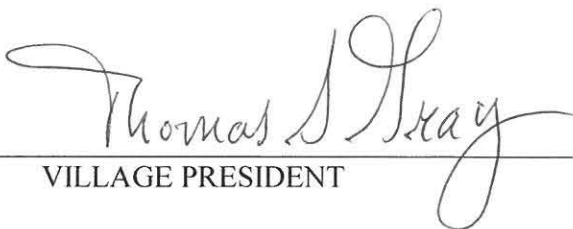
The Village of Chatham accepts the public utility works in Oakbrook Estates Subdivision, Plat

15. All prior letters of credit and performance bonds securing the public improvements in such plat 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 23 day of SEP, 2014.

  
VILLAGE PRESIDENT

ATTEST:

  
Village Clerk

AYES:	<u>6</u>	<u>CLAYTON KIMSEY BOYLE</u>
NAYS:	<u>0</u>	<u>HOLDEN FORMEA SCHATTEMAN</u>
PASSED:	<u>9-23-14</u>	
APPROVED:	<u>9-23-14</u>	
ABSENT:	<u>0</u>	

August 18, 2014

Mr. Pat McCarthy  
Village of Chatham  
116 East Mulberry Street  
Chatham, Illinois 62629

Re: Oakbrook Estates Plat 1,2,3,4,5,6,7,8,9,10,11,14, and 15  
Completion of Infrastructure

Dear Pat:

Final inspections for the above various plats were held years ago, but I was never notified that the items on the punch list were taken care of. On October 8 and 10, 2013 Don DeFrates and I again inspected the above plats to see what items needed to be corrected.

The inspection showed that the items have been corrected and in Don's letter to October 11, 2013 stated that the items had been corrected. The only item still remaining is sidewalks on the unbuilt lots, and the Letter of Credit covers these sidewalks to be constructed by the homeowners.

I recommend that the Village accept the infrastructure of Oakbrook Estates Plats 1,2,3,4,5,6,7,8,9,10,11,14, and 15.

If you have any questions, please contact me 217-652-1902.

Sincerely;



Terry Burke, P.E.

cc: Don DeFrates  
Mike Williamsen  
John Myers

0.11.14

**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. 14-48, adopted by the President and Board of Trustees of said Village on the 23 day of SEP, 2014, said Ordinance being entitled:

**AN ORDINANCE ACCEPTING THE CONVEYANCE OF PUBLIC UTILITY IMPROVEMENTS FOR OAKBROOK ESTATES SUBDIVISION, PLAT 15**

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 23 day of SEP, 2014.



*[Handwritten Signature]*  
Village Clerk

**BILL OF SALE FOR PERSONAL PROPERTY  
FOR OAKBROOK ESTATES SUBDIVISION, PLAT 15**

This Bill of Sale is made by Phoenix Grove Ventures, LLC. ("Developer") in favor of the Village of Chatham, Illinois, an Illinois municipal corporation.

WHEREAS, Developer was the owner and developer of certain property platted as Plat 15 of Oakbrook Estates Subdivision, Village of Chatham, Illinois;

WHEREAS, Developer has completed the construction of certain utility systems and other personal property to be owned by the Village of Chatham within the Plat;

WHEREAS, such systems and property have been found by the Village's consulting engineer to be in conformance with the approved construction plans;

NOW, THEREFORE, Developer hereby 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 by the sewer system 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, and excepting those pipes which are the property of the Springfield Metropolitan Sanitary District.

3. Each and every part and item of a system for distribution of water provided by the waterworks system of the Village of Chatham within said plats, 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 provided by the electrical system of the Village of Chatham within said plats of 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.

Developer hereby warrants that subject to the prior dedication of rights to the Village of Chatham in connection with recordation of the Plat, it is the sole owner of the aforescribed property; and such items are free from all encumbrances; and that Developer has the right to sell and convey title to the same.

EXHIBIT  
B

Developer assigns to the Village of Chatham all outstanding warranties and guaranties by any contractor or subcontractor with respect to any public works conveyed pursuant to this instrument.


This Bill of Sale is effective upon its acceptance by ordinance or resolution of the Village of Chatham, Illinois.

Phoenix Grove Ventures, LLC  
Developer

By:  G. P. Sgro, manager  
Signature

Gregory P. Sgro, manager  
Print Name and Title

SIGNED AND ACKNOWLEDGED  
Before me this 10<sup>th</sup> day of September, 2014.

 Kathy Labounty  
Notary Public



Prepared by:  
John M. Myers  
Rabin & Myers, 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