

VILLAGE OF BRADLEY

RESOLUTION NO. **R-10-24-01**

A RESOLUTION ACCEPTING A DEED OF DEDICATION FOR CERTAIN PROPERTY FOR
ALL VILLAGE PURPOSES
(Larry Power Road and Cardinal Drive from PINs 17-09-10-300-010 and 17-09-10-300-002)

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF BRADLEY

THIS 14th DAY OF October, 2024

Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,
Kankakee County, Illinois this 14th day of October, 2024

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**A RESOLUTION ACCEPTING A DEED OF DEDICATION FOR CERTAIN PROPERTY
FOR ALL VILLAGE PURPOSES
(Larry Power Road and Cardinal Drive from PINs 17-09-10-300-010 and 17-09-10-300-002)**

WHEREAS, the Corporate Authorities of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), the Village is authorized to acquire and hold real property for all corporate purposes; and

WHEREAS, pursuant to Section 11-105-1 of the Illinois Municipal Code (65 ILCS 5/11-105-1), the Village is authorized to accept dedications of real property for any legitimate corporate purpose; and

WHEREAS, Millie's World, LLC (the "Owner") is the owner of certain property (the "Subject Property"). The Subject Property is legally described on the Deed of Dedication attached hereto as Exhibit A; and

WHEREAS, the Owner has offered to dedicate the Subject Property to the Village in fee and for all corporate purposes; and

WHEREAS, the Corporate Authorities of the Village have determined that accepting the dedication of the Subject Property, as offered by the Owner, is in the best interests of the Village and its citizens and is necessary for the Village's corporate purposes.

NOW THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Village hereby accepts the dedication of the Subject Property as described in the Deed of Dedication (attached hereto as Exhibit A and fully incorporated herein). The Village Clerk is hereby directed record said deed in the office of the Kankakee County Recorder of Deeds and to thereafter keep a copy thereof in the Village's files.

SECTION 3. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 5. The Village Clerk is hereby directed to publish this Resolution in pamphlet form.

SECTION 6. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the Board of Trustees on a roll call vote on the 14th day of October, 2024.

TRUSTEES:

RYAN LEBRAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
BRIAN BILLINGSLEY	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
DARREN WESTPHAL	Aye – <input type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input checked="" type="checkbox"/>
BRIAN TIERI	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GRANT D. VANDENHOUT	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>
GENE JORDAN	Aye – <input checked="" type="checkbox"/>	Nay – <input type="checkbox"/>	Absent – <input type="checkbox"/>

VILLAGE PRESIDENT:

MICHAEL WATSON Aye – Nay – Absent –

TOTALS: Aye – 5 Nay – 0 Absent – 1

ATTEST:



KELLI BRZA, VILLAGE CLERK

APPROVED this 14th day of October, 2024.





MICHAEL WATSON, VILLAGE PRESIDENT

ATTEST:



KELLI BRZA, VILLAGE CLERK

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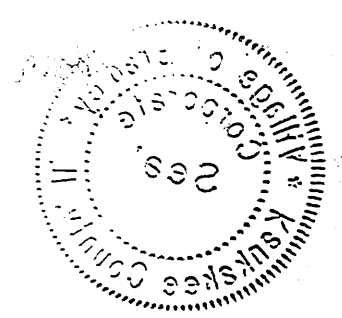
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Handwritten signature



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STATE OF ILLINOIS)
) §§
COUNTY OF KANKAKEE)

I, Kelli Brza, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Resolution number _____, “A RESOLUTION ACCEPTING A DEED OF DEDICATION FOR CERTAIN PROPERTY FOR ALL VILLAGE PURPOSES (Larry Power Road and Cardinal Drive from PINs 17-09-10-300-010 and 17-09-10-300-002),” which was adopted by the Village Corporate Authorities at a meeting held on the 14th day of October, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 14th day of October, 2024.



KELLI BRZA, VILLAGE CLERK

(SEAL)



Prepared by and return to:

Michael A. Santschi
Spesia & Taylor
1415 Black Road
Joliet, Illinois 60435

Grantor: Millie's World, LLC
Grantee: The Village of Bradley, Illinois
Address: 2029 E 4000 RD N.
Bourbonnais, IL 60914 (*out of*)
2063 E 4000 RD N.
Bourbonnais, IL 60914 (*out of*)
PINs: 17-09-10-300-010 (*out of*)
17-09-10-300-002 (*out of*)

SPECIAL WARRANTY DEED ILLINOIS

THE GRANTOR, MILLIE'S WORLD, LLC, an Illinois Limited Liability Company with a business address at 1885 Willowbrook Drive, Bourbonnais, IL 60914, for and in consideration of ten and 00/100 dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the **Village of Bradley**, an Illinois municipal corporation with a primary business address of 147 S. Michigan, Bradley Illinois 60915, all interest in the Real Estate, situated in the County of Kankakee in the State of Illinois, legally described and depicted on the Plat of Dedication attached hereto as **Exhibit A** and fully incorporated herein. The Real Estate is part of that property commonly known as 2029 E 4000 RD N. Bourbonnais, IL 60914 (PIN: 17-09-10-300-010) and 2063 E 4000 RD N. Bourbonnais, IL 60914 (17-09-10-300-002).

TO HAVE AND TO HOLD said premises forever, reserving unto GRANTOR the right of ingress and egress over and across said Real Estate at locations at which ingress and egress is currently provided and at such other locations as may be approved by the Village of Bradley in connection with the development of the Real Estate, the approval of such locations shall not be unreasonably withheld. Further, in the event that the Real Estate is not annexed into the Village of Bradley, the Village of Bradley shall not object and shall otherwise approve such locations for ingress and egress in connection with the development of the Real Estate and shall not unreasonably withhold approval of such future ingress and egress locations.

Further, Grantor, for itself and its successors, does hereby covenant, promise and agree, with and to Grantee, that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or changed, except as herein recited, and that it will warrant and defend the Property against all persons lawfully claiming the same by, through, and under Grantor, but none other, subject only to:

- (a) The lien of current general real estate taxes;

- (b) The lien of current assessments, if any;
- (c) Any and all zoning laws and building ordinances; and
- (d) Any and all covenants and restrictions of record.

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this ____ day of _____, 2024.

GRANTOR:

Millie's World, LLC

By: _____

Its: _____

STATE OF _____)
) §§
COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that on this day there personally appeared before me _____ (*name*), personally known to me to be the _____ (*title*) of MILLIE'S WORLD, LLC, and personally known to be the person that affixed his/her signature upon the foregoing instrument, and stated and affirmed that he/she signed and delivered the above and foregoing instrument as his/her free and voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2023.

My Commission Expires:

_____, 20____.

Notary Public

Mail Tax Bill to:
The Village of Bradley
Attn: Village Clerk
147 S. Michigan Avenue
Bradley, Illinois 60915

Exempt under Provisions of Paragraph ____ Section 31-45, Real Estate Transfer Tax Law.

Date

Buyer, Seller or Representative

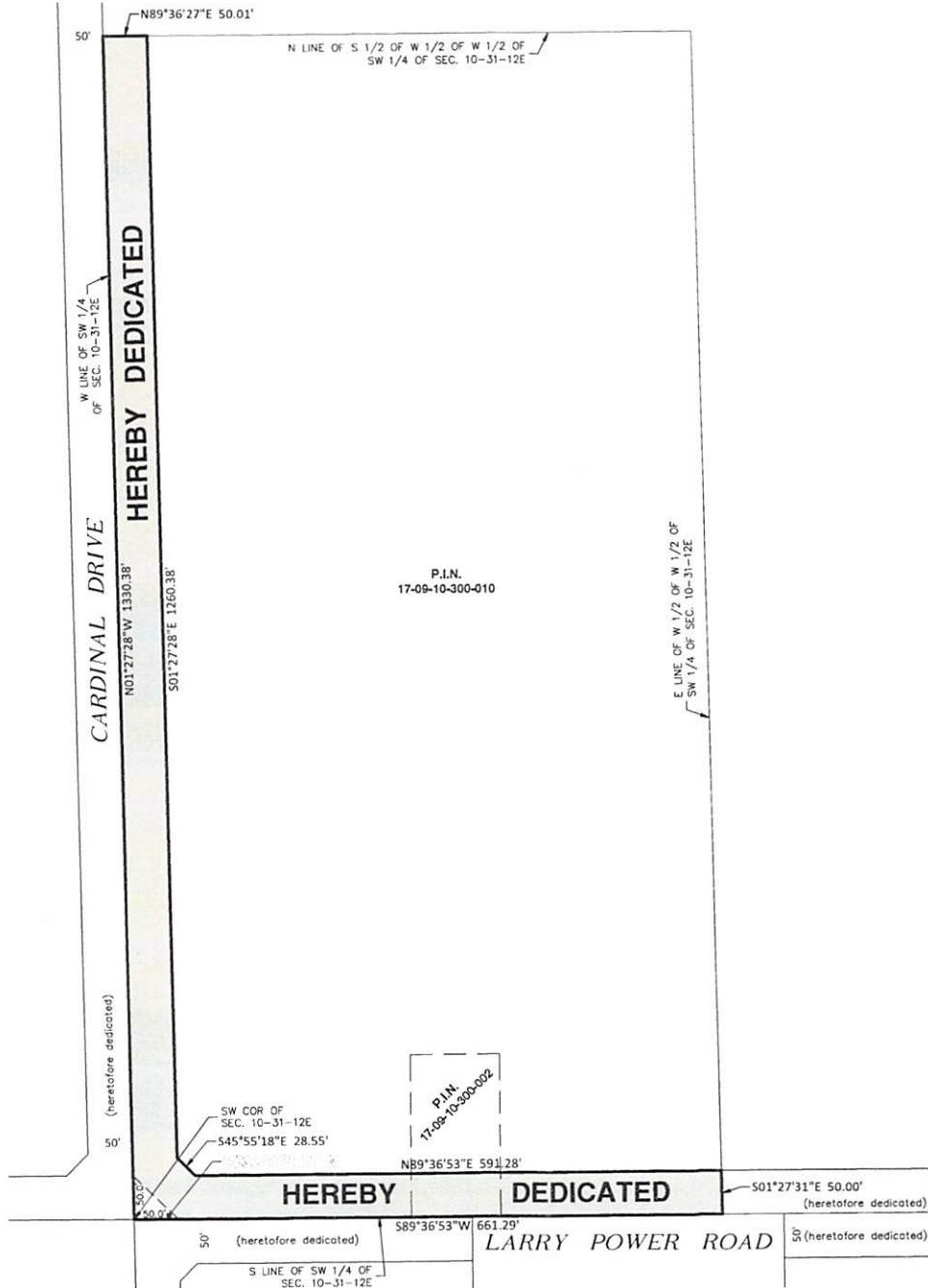
Exhibit A

Plat of Dedication

PLAT OF DEDICATION

TO
VILLAGE OF BRADLEY
OF

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, WITH BEARINGS AND GRID DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83 (2011 ADJ) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 27 MINUTES 28 SECONDS WEST 1330.28 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 27 SECONDS EAST 50.01 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 27 MINUTES 28 SECONDS WEST 1260.38 FEET; THENCE SOUTH 45 DEGREES 55 MINUTES 18 SECONDS EAST 28.55 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 53 SECONDS EAST 591.28 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 27 MINUTES 31 SECONDS EAST 50.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 36 MINUTES 53 SECONDS WEST 661.29 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF PREVIOUSLY DEDICATED PER DOCUMENT No. 200804090.



STATE OF ILLINOIS }
COUNTY OF KANKAKEE }

WE, M. GINGERICH, GERAUX & ASSOCIATES, PROFESSIONAL DESIGN FIRM NUMBER 184-001808, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE PLAT OF DEDICATION AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF SAME BASED ON OFFICIAL PLATS AND RECORDS. DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

DATED AT BRADLEY, ILLINOIS THIS 2nd DAY OF FEBRUARY A.D. 2023.

MARK J. SCHIERHOLZ
ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003105
MY LICENSE EXPIRES NOVEMBER 30, 2024



NORTH
SCALE: 1" = 100'

AREA HEREBY DEDICATED TO THE VILLAGE OF BRADLEY
AREA=2.23 ACRES

MGA CIVIL ENGINEERING SURVEYING
M GINGERICH GERAUX & ASSOCIATES
Professional Design Firm License # 184.001808
P. 815-939-4921 www.mg2a.com F. 815-939-9810
240 N. INDUSTRIAL DRIVE | BRADLEY, IL. 60915

ORDERED BY: VILLAGE OF BRADLEY
JOB NUMBER: M02-303 DR BY: CAG