



City of Pekin

**SPECIAL CITY COUNCIL MEETING
MONDAY, JUNE 5, 2023
4:00 PM**

1.	Pledge of Allegiance
2.	Call to Order
3.	Approve Agenda
4.	Public Input
5.	Consent Agenda
6.	New Business
6.1.	Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street ACTION REQUESTED: Approve and Adopt the Ordinance.
6.2.	Ordinance No. 4068-23/24 Approve Purchase of Property at 2020 Court Street ACTION REQUESTED: Approve and Adopt the Ordinance.
6.3.	Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street ACTION REQUESTED: Approve and Adopt the Ordinance.
7.	Any Other Business To Come Before The Council
8.	EXECUTIVE SESSION 5 ILCS 120/2 (c)
9.	Adjourn



REQUEST FOR COUNCIL ACTION

Agenda Date: June 5, 2023
To: Council Members
From: Josie Esker, City Engineer

AGENDA ITEM: Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: This resolution is to approve the purchase of property at 2125 & 2113 Court Street. The City needs a strip of land along Court Street in order to construct wider sidewalks along this corridor. The City obtained appraisals for both parcels, as shown in Exhibit B and Exhibit C, stating that the value of this land is a total of \$30,000.00. The City offered \$30,000.00 for the land, and the property owner accepted. This land purchase is coming before council because it exceeds the spending authority of the City Engineer for land purchases on this project. Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount: \$30,000.00
 Line Item: 445-041-580200
 Budgeted Amount: \$800,000.0
 Remaining Funds: \$713,350.00

IMPACT IF APPROVED: The land will be purchased.

IMPACT IF DENIED: The land will not be purchased, and the Court Street project will not move forward.

ALTERNATIVES:

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Date:

Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City desires to purchase a portion of the property at 2125 and 2113 Court Street, more particularly described in Exhibit A attached hereto, to use as additional right-of-way for the Court Street Rehabilitation project (the "Property"); and

WHEREAS, the City further requires a temporary construction easement across the Property for the purpose of performing work on the project; and

WHEREAS, the City has negotiated the purchase of such Property and temporary construction easement under the terms and conditions set forth in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The findings and recitations set forth above are adopted and found to be true and correct.

Section 2. The purchase of the Property and temporary construction easement for the purchase price of \$30,000.00 and under such further terms and conditions set forth in Exhibit A is approved, subject to confirmation by the City Attorney that such purchase shall result in clear and marketable title to the Property. Such confirmation shall be in the form of a title commitment and issuance of an owner's title insurance policy by a reputable title company, or such other confirmation as the City Attorney deems sufficient and appropriate.

Section 3. Upon confirmation that the owner of the Property can grant clear and marketable title thereto to the City, the Finance Director is directed to release funds necessary to pay the agreed purchase price for the Property and temporary construction easement, as set forth in Exhibit A, and the Mayor and the City Clerk are authorized to execute and attest to any documents necessary to effectuate the transfer of title of the Property and grant of the temporary construction easement to the City.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

Owner RER Enterprises, L.L.C.
 Address 2113 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. 12
 P.I.N. No. 04-10-01-400-033
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

SPECIAL WARRANTY DEED
(Limited Liability Company) (Non-Freeway)

RER Enterprises, L.L.C., a limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Eighteen Thousand and 00/100 Dollars (\$18,000.00), receipt of which is hereby acknowledged, conveys and specially warrants to the City of Pekin, Illinois (Grantee), all existing legal and equitable rights of Grantor and, without limitation, any after-acquired title in and to the following described real estate:

See attached legal description.

situated in the County of Tazewell, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor covenants to Grantee, its successors and assigns that, subject to (and excepting) all covenants, easements and instruments of record, and subject to (and excepting) the rights of tenants under existing leases, the premises are free and clear from any encumbrance made, done or suffered by Grantor and that it will forever warrant and defend the title to the premises against the lawful claims and demands of all persons or entities claiming or to claim the same by, through or under Grantor, subject to the foregoing exceptions.

By the acceptance of this conveyance, the Grantee (being the City of Pekin) acknowledges that, as a condition of this conveyance, the Grantee shall permit the real estate being taken to be included (as though otherwise continuing to be retained by the Grantor) for the purpose of meeting any requirements as may be imposed by the Grantee (or other governmental body over which the Grantee has authoritative jurisdiction) for the Grantor's obtaining of permits, approvals, licenses, or any other right or privilege for Grantor's development or use of the property that is being retained by the Grantor for the next (30) thirty years subsequent to the effectuation of this conveyance.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this 30TH day of May, 2023.

RER Enterprises, L.L.C.
an Illinois limited liability company
Corporation Name

By: *M.J. Wisdom*
Signature
M.J. Wisdom a/k/a
Michael J. Wisdom, manager
Print Name and Title

ATTEST:

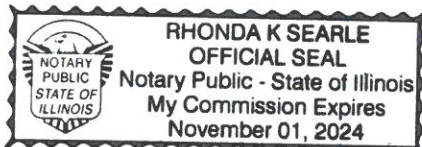
By: _____
Signature

Print Name and Title

State of Illinois)
County of Peoria) ss

This instrument was acknowledged before me on May 30, 2023, by
Michael J. Wisdom a/k/a M.J. Wisdom, as manager
of RER Enterprises, L.L.C., an Illinois limited liability company.

(SEAL)



Rhonda K Searle
Notary Public

My Commission Expires: 11/01/24

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

May 30, 2023
Date

Rhonda Searle
Buyer, Seller or Representative

This instrument was prepared by and after
recording, mail this instrument and future tax bills to:

City of Pekin
ATTN: City Engineer
111 S. Capitol St.
Pekin, IL 61554

PART OF LOT 7 BEING RECORDED IN PLAT BOOK L, PAGE 9 AND PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWEEL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWEEL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS.

BEGINNING AT THE WEST MOST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 31 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG NORTHWESTERLY LINE OF LOT 7, 8.01 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 296.82 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST, 6.51 FEET TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 296.86 FEET TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND CONTAINS 2,156 SQUARE FEET, MORE OR LESS, OR 0.049 ACRES, MORE OR LESS.

CADD DRAWING:
PROJECT: EMYF(921)
FILE:

Owner RER Enterprises
 Address 2113 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. 12TE
 P.I.N. No. 04-10-01-400-033
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

TEMPORARY CONSTRUCTION EASEMENT
(Limited Liability Company)

RER Enterprises, an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, hereby represents that Grantor owns the fee simple title to and grants and conveys to the City of Pekin, (Grantee), a temporary construction easement for the purpose of entrance reconstruction, grading, shaping, working room and other roadway purposes, on, over, and through the following described real estate:

See attached legal description.

situated in the County of Tazewell, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate four years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representative, successors and assigns of Grantor.

Dated this 30TH day of May, 2023.

RER Enterprises, L.L.C.
an Illinois limited liability company

Company Name

By: *M. J. Wisdom*

Signature

M. J. Wisdom a/k/a
Michael J. Wisdom, manager

Print Name and Title

State of Illinois)

) ss

County of Peoria)

This instrument was acknowledged before me on May 30, 2023, by
Michael J. Wisdom a/k/a M.J. Wisdom, as manager
of RER Enterprises, L.L.C., an Illinois limited liability company.

(SEAL)



Rhonda K Searle

Notary Public

My Commission Expires: 11/01/24

This instrument was prepared by and after
recording return to:

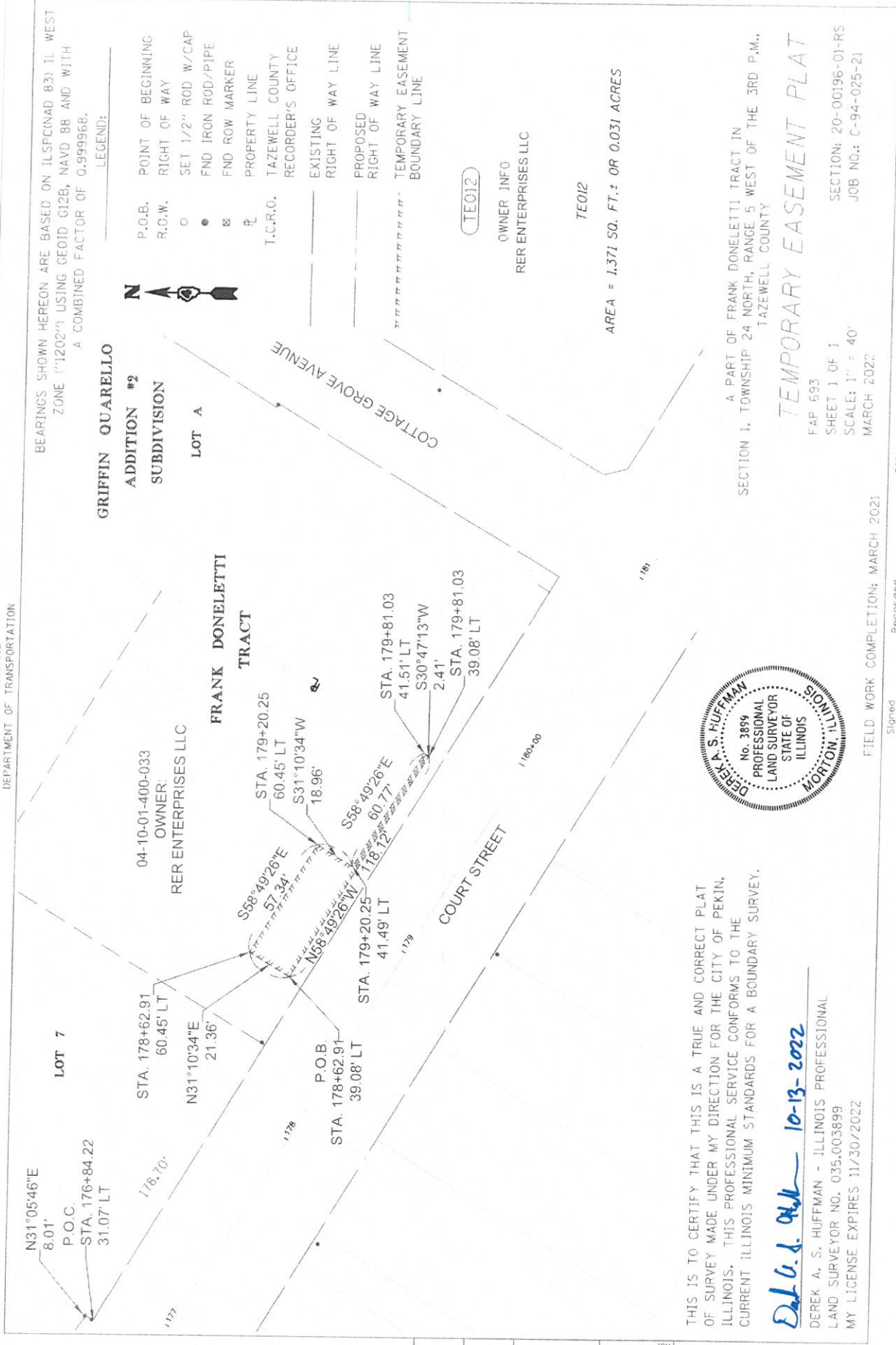
City of Pekin
ATTN: City Engineer
111 S. Capitol St.
Pekin, IL 61554

PART OF THE "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

COMMENCING AT THE WEST MOST CORNER OF LOT 7 BEING RECORDED IN PLAT BOOK L, PAGE 9 IN THE TAZEWELL COUNTY RECORDERS OFFICE, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 31 DEGREES 05 MINUTES 46 SECONDS EAST, 8.01 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 178.70 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 21.36 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 57.34 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 18.96 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 60.77 FEET; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST, 2.41 FEET; THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 118.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1,371 SQUARE FEET, MORE OR LESS.

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION



BEARINGS SHOWN HEREON ARE BASED ON ILSPCNAD 83) TL WEST ZONE ("1202") USING GEOID G12B, NAVD 88 AND WITH A COMBINED FACTOR OF 0.999968.

GRiffin QUARELLO

ADDITION #2

SUBDIVISION

LOT A

FRANK DONELETTI TRACT

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

04-10-01-400-033

OWNER: RER ENTERPRISES LLC

LOT 7

STA. 178+62.91

60.45' LT

N31°10'34"E

21.36'

STA. 178+84.22

31.07' LT

P.O.C.

8.01'

N31°05'46"E

178.70'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

LOT 7

STA. 178+62.91

60.45' LT

N31°10'34"E

21.36'

STA. 178+84.22

31.07' LT

P.O.C.

8.01'

N31°05'46"E

178.70'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

LOT 7

STA. 178+62.91

60.45' LT

N31°10'34"E

21.36'

STA. 178+84.22

31.07' LT

P.O.C.

8.01'

N31°05'46"E

178.70'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

LOT 7

STA. 178+62.91

60.45' LT

N31°10'34"E

21.36'

STA. 178+84.22

31.07' LT

P.O.C.

8.01'

N31°05'46"E

178.70'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

LOT 7

STA. 178+62.91

60.45' LT

N31°10'34"E

21.36'

STA. 178+84.22

31.07' LT

P.O.C.

8.01'

N31°05'46"E

178.70'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'

117'



THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF SURVEY MADE UNDER MY DIRECTION FOR THE CITY OF PEKIN, ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Derek A. S. Huffman 10-13-2022

DEREK A. S. HUFFMAN - ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003899 MY LICENSE EXPIRES 11/30/2022

A PART OF FRANK DONELETTI TRACT IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE 3RD P.M., TAZEWELL COUNTY

TEMPORARY EASEMENT PLAT

FAP 693

SHEET 1 OF 1

SCALE: 1" = 40'

MARCH 2022

SECTION: 20-00196-01-RS

JOB NO.: C-94-025-21

AREA = 1.371 SQ. FT. ± OR 0.031 ACRES

TE012

OWNER INFO
RER ENTERPRISES LLC

TE012

TEMPORARY EASEMENT
BOUNDARY LINE

PROPOSED
RIGHT OF WAY LINE

EXISTING
RIGHT OF WAY LINE

TAZEWELL COUNTY
RECORDER'S OFFICE

PROPERTY LINE

FND ROW MARKER

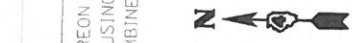
FND IRON ROD/PIPE

SET 1/2" ROD W/CAP

R.O.W.

P.O.B.

POINT OF BEGINNING



TE012

BOOK DOCUMENT NO.

Recorded

Signed

REVISED:

FIELD WORK COMPLETION: MARCH 2021

CATALOG NO. : 036138-00
CONTRACT NO. : 89804

FILE:
PROJECT: EMFF(921)
CADD DRAWING:



Affidavit of Title

Owner RER Enterprises, L.L.C.
 Address 2113 Court St.
 Pekin, IL 61554
 Route FAP 693 (Court St.)
 Section 20-00196-00-RS
 County Tazewell
 Project EMYF(921)
 Job No. C-94-025-21
 Parcel No. 12 & TE
 P.I.N. No. 04-10-01-400-033
 Catalog No. 036138-00
 Contract No. 89804

State of Illinois)
) ss.
 County of Peoria)

I, Michael J. Wisdom, Manager

being first duly sworn upon oath states as follows:

1. Affiant has personal knowledge of the facts averred herein.
2. ☐ There are **no parties** other than Grantor in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
- ☒ There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:
tenants not affected, separate access to property available

SEE ATTACHED EXHIBIT "A"

3. This affidavit is made to provide factual representation as a basis for the City of Pekin to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
5. The said premises described in Exhibit "A" are: (Check One)
 - ☐ Vacant and unimproved ☐ Agricultural and unimproved
 - ☒ Improved and
 - (A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanic's lien could accrue or has accrued; and
 - (B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
7. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
8. Per 50 ILCS 105/3.1, the identities of all owners and beneficiaries having an interest in the premises to be conveyed are as follows (check applicable box(es) and complete information requested):

- ☐ **Individual.** Individual **owner** of the property is: _____
- ☐ **Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.
- ☐ **Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization
- ☐ **Publicly-Traded Corporation.** There is no readily known shareholder entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.
- ☒ **Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
*1.	Michael J. Wisdom	405 SW Commercial St., Peoria, IL 61602
2.		
3.		
4.		

- ☐ **Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address	% of Interest
*1.			
2.			
3.			
4.			

* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Dated this 30TH day of May, 2023.

By: *m. j. wisdom*
 Signature
m. j. wisdom a/k/a
 Michael J. Wisdom, manager
 Print Name and Title if applicable

State of Illinois)
) ss
 County of Peoria)

This instrument was acknowledged before me on May 30, 2023, by
Michael J. Wisdom a/k/a M.J. Wisdom

(SEAL)



Rhonda K Searle
 Notary Public

My Commission Expires: 11/01/24

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY **ONE** OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

For APN/Parcel ID(s): 04-10-01-400-033

TRACT 1:

BEGINNING AT THE CENTER OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS; THENCE RUNNING EAST ON THE CENTERLINE OF SAID SECTION, 510 FEET TO THE CORNER OF THE PROPERTY REFERRED TO IN THE RECORDS OF TAZEWELL COUNTY AS THE WINKEL PROPERTY; THENCE SOUTH 518 FEET, THENCE EAST 20 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN CONVEYED; THENCE RUNNING EAST 193 FEET; THENCE SOUTH 32 DEGREES 30 MINUTES WEST, 272.2 FEET TO THE NORTHEASTERLY CORNER OF THE SCHOOL PROPERTY; THENCE NORTH 57 DEGREES 30 MINUTES WEST, 148 FEET TO THE NORTHWEST CORNER OF THE SCHOOL PROPERTY; THENCE NORTHERLY ALONG THE EAST LINE OF THE LANE, 169 FEET TO THE PLACE OF BEGINNING.

TRACT 2:

COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT 1 ABOVE DESCRIBED; THENCE SOUTH 32 DEGREES 30 MINUTES WEST, 147.5 FEET, MORE OR LESS, TO A POINT IN THE NORTHEASTERLY LINE OF COURT STREET, ALSO KNOWN AS ILLINOIS ROUTE 9; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF COURT STREET, 147.5 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT, 147.5 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 1, 147.5 FEET TO THE POINT OF BEGINNING;

ALSO BEING KNOWN AS LOT 7 AS SHOWN ON PLAT RECORDED IN PLAT BOOK "L", PAGE 9, IN THE RECORDER'S OFFICE OF TAZEWELL COUNTY, ILLINOIS.

TRACT 3:

LOT A OF GIFFIN-QUARELLO'S SECOND ADDITION TO THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK "P", PAGE 169, IN THE RECORDER'S OFFICE OF TAZEWELL COUNTY, ILLINOIS.

TRACT 4:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, ILLINOIS, BEING THE TRACT MARKED "FRANK DONELUTTI" ON PLAT RECORDED IN PLAT BOOK "J", PAGE 13, IN THE RECORDER'S OFFICE OF TAZEWELL COUNTY, ILLINOIS; EXCEPT 100 FEET OF EVEN WIDTH OFF OF THE SOUTHEASTERLY SIDE OF SAID TRACT CONVEYED BY WARRANTY DEED RECORDED IN BOOK 225, PAGE 100, AND BY WARRANTY DEED RECORDED IN BOOK 244, PAGE 159.

Owner RER Enterprises, L.L.C.
 Address 2113 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. 12 & TE
 P.I.N. No. 04-10-01-400-033
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

CERTIFIED RESOLUTION
(Limited Liability Company)

I, Michael J. Wisdom, as manager of RER Enterprises, L.L.C., a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the members of said limited liability company, at a meeting held of the *30th* day of *MAY*, 2023, and
2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that Michael J. Wisdom, as manager, of the above-referenced limited liability company is hereby authorized and directed to convey the limited liability company's interest in the following described real estate in Tazewell County, Illinois to the City of Pekin for roadway purposes for the sum of \$21,500.00:

See attached legal description.

Further resolved that he is authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale and grant a temporary easement.

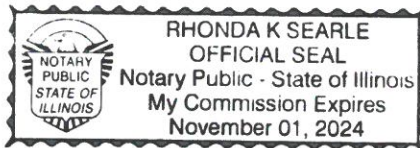
Dated this 30TH day of May, 2023

Michael J. Wisdom
 Signature
M.J. Wisdom, aka
 Michael J. Wisdom, manager
 Print Name and Title

State of Illinois)
) ss
 County of Peoria)

This instrument was acknowledged before me on May 30, 2023, by
 Michael J. Wisdom *aka M.J. Wisdom*, as manager
 of RER Enterprises, L.L.C., an Illinois limited liability company

(SEAL)



Rhonda K Searle
 Notary Public
 My Commission Expires: 11/1/24

WARRANTY DEED

PART OF LOT 7 BEING RECORDED IN PLAT BOOK L, PAGE 9 AND PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS.

BEGINNING AT THE WEST MOST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 31 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG NORTHWESTERLY LINE OF LOT 7, 8.01 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 296.82 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST, 6.51 FEET TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 296.86 FEET TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND CONTAINS 2,156 SQUARE FEET, MORE OR LESS, OR 0.049 ACRES, MORE OR LESS.

TEMPORARY EASEMENT

PART OF THE "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

COMMENCING AT THE WEST MOST CORNER OF LOT 7 BEING RECORDED IN PLAT BOOK L, PAGE 9 IN THE TAZEWELL COUNTY RECORDERS OFFICE, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 31 DEGREES 05 MINUTES 46 SECONDS EAST, 8.01 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 178.70 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 21.36 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 57.34 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 18.96 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 60.77 FEET; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST, 2.41 FEET; THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 118.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1,371 SQUARE FEET, MORE OR LESS.



Receipt of Conveyance Documents and Disbursement Statement

Owner RER Enterprises, L.L.C.
Job No. C-94-025-21
Parcel No. 12 & TE

The City of Pekin (Grantee) acknowledges Receipt of the following:

(Check all that apply.)

- ☒ Special Warranty Deed covering 2,156 square feet
☐ Permanent Easement covering square feet
☒ Temporary Construction Easement covering 1,371 square feet

all located in Tazewell County, Illinois as right of way for FAP Route 693(Court Street), Section 20-00196-00-RS dated May 30, 2023, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of Twenty One Thousand Five Hundred and 00/100 Dollars (\$21,500.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval.
2. All improvements located, wholly or partially, on the parcel shall become the property of the City of Pekin, unless provided as follows:
3. Possession and transfer of title to City of Pekin occur when Grantee delivers a city warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

<u>Name*</u>	<u>TIN/FEIN/SSN**</u>	<u>Address</u>	<u>Amount</u>
RER Enterprises, L.L.C., an Illinois limited liability co.	[REDACTED]	405 SW Commercial St. Peoria, IL 61602	\$21,500.00
			\$
			\$

*If multiple names on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

**Attach a current W-9 form for each TIN/FEIN/SSN.

5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor is a foreign person. For purposes of this paragraph, "Transferee" shall mean "Grantee" and "Transferor" shall mean "Grantor". To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by Grantor, the Grantor hereby certifies the following:

- Transferor is the owner of the real property being conveyed;
- Transferor is not a foreign person, entity, or disregarded entity (as such terms are defined in the Internal Revenue Code and Income Tax Regulations); and
- Transferor's U.S. Taxpayer Identification Number and address set forth above are true and correct.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

MJW
Initial

6. This Receipt of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: May 30, 2023

Grantor:

M.J. Wisdom
Signature
M.J. Wisdom aka
Michael J. Wisdom, manager
Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Date: May 30, 2023

Grantee:

The City of Pekin

Rhonda K. Seale
for City of Pekin

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

RER Enterprises LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

405 SW Commercial St

6 City, state, and ZIP code

Peoria, IL 61602

7 List account number(s) here (optional)

Requester's name and address (optional)

**City of Pekin
111 S. Capitol St.
Pekin, IL 61554**

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Michael J. Wisdom

Date ►

5/30/23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

Owner RER Enterprises, L.L.C.
 Address 2125 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. 120
 P.I.N. No. 04-10-01-400-016
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

SPECIAL WARRANTY DEED
(Limited Liability Company) (Non-Freeway)

RER Enterprises, L.L.C., a limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00), receipt of which is hereby acknowledged, conveys and specially warrants to the City of Pekin, Illinois (Grantee), all existing legal and equitable rights of Grantor and, without limitation, any after-acquired title in and to the following described real estate:

See attached legal description.

situated in the County of Tazewell, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor covenants to Grantee, its successors and assigns that, subject to (and excepting) all covenants, easements and instruments of record; the premises are free and clear from any encumbrance made, done or suffered by Grantor and that it will forever warrant and defend the title to the premises against the lawful claims and demands of all persons or entities claiming or to claim the same by, through or under Grantor subject to the foregoing exceptions.

By the acceptance of this conveyance, the Grantee (being the City of Pekin) acknowledges that, as a condition of this conveyance, the Grantee shall permit the real estate being taken to be included (as though otherwise continuing to be retained by the Grantor) for the purpose of meeting any requirements as may be imposed by the Grantee (or other governmental body over which the Grantee has authoritative jurisdiction) for the Grantor's obtaining of permits, approvals, licenses, or any other right or privilege for Grantor's development or use of the property that is being retained by the Grantor for the next (30) thirty years subsequent to the effectuation of this conveyance.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this 30TH day of May, 2023.

RER Enterprises, L.L.C.
an Illinois limited liability company
Corporation Name

By: *M. J. Wisdom*

Signature

Michael J. Wisdom a/k/a
Michael J. Wisdom, manager

Print Name and Title

ATTEST:

By: _____

Signature

Print Name and Title

State of Illinois)
County of Peoria) ss

This instrument was acknowledged before me on May 30, 2023, by
Michael J. Wisdom a/k/a M.J. Wisdom, as manager
of RER Enterprises, L.L.C., an Illinois limited liability company.

(SEAL)



Rhonda K Searle

Notary Public

My Commission Expires: 11/01/24

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

May 30, 2023
Date

Rhonda K Searle
Buyer, Seller or Representative

This instrument was prepared by and after
recording, mail this instrument and future tax bills to:

City of Pekin
ATTN: City Engineer
111 S. Capitol St.
Pekin, IL 61554

A PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS.

BEGINNING AT THE WEST MOST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE SOUTH 59 DEGREES 06 MINUTES 47 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 296.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, 6.51 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 91.92 FEET TO A SET IRON ROD WITH CAP; THENCE NORTH 30 DEGREES 51 MINUTES 33 SECONDS EAST, 17.65 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 59 DEGREES 08 MINUTES 27 SECONDS EAST, 8.06 FEET TO A SET IRON ROD WITH CAP ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST ALONG SAID EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE, 23.70 FEET TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND CONTAINS 769 SQUARE FEET, MORE OR LESS, OR 0.018 ACRES, MORE OR LESS.

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

BEARINGS SHOWN HEREON ARE BASED ON ILSPCNAD 83) IL WEST
ZONE ("1202") USING GEOID G12B, NAVD 88 AND WITH
A COMBINED FACTOR OF 0.999968.

GRIFFIN QUARELLO
ADDITION #2
SUBDIVISION

LOT 7

P.O.C.
WEST MOST CORNER OF LOT 7
STA. 176+84.22
31.07' LT

LOT A

- LEGEND:
- P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SET 1/2" ROD W/CAP
 - FND IRON ROD/PIPE
 - ⊗ FND ROW MARKER
 - ⌈ PROPERTY LINE
 - T.C.R.O. TAZEWELL COUNTY
RECORDER'S OFFICE
 - EXISTING RIGHT OF WAY LINE
 - PROPOSED RIGHT OF WAY LINE
 - ROW BOUNDARY LINE

FRANK DONELETTI
TRACT

04-10-01-400-016
OWNER:
RER ENTERPRISES LLC

STA. 179+81.03
39.08' LT

STA. 180+80.91
56.78' LT
S59°08'27"E

STA. 180+72.85
56.73' LT
N30°51'33"E

STA. 180+72.95
17.65' LT
S58°49'26"E

STA. 180+72.95
39.08' LT
N59°06'47"W

STA. 180+81.07
33.08' LT
S30°47'13"W

23.70'

11801.00

1178

1177

1176

1175

1174

1173

1172

1171

1170

1169

1168

1167

1166

1165

1164

1163

1162

1161

1160

1159

1158

1157

1156

1155

1154

1153

1152

1151

1150

1149

1148

1147

1146

1145

1144

1143

1142

1141

1140

1139

1138

1137

1136

1135

1134

1133

1132

1131

1130

1129

1128

1127

1126

1125

1124

1123

1122

1121

1120

1119

1118

1117

1116

1115

1114

1113

1112

1111

1110

1109

1108

1107

1106

1105

1104

1103

1102

1101

1100

1099

1098

1097

1096

1095

1094

1093

1092

1091

1090

1089

1088

1087

1086

1085

1084

1083

1082

1081

1080

1079

1078

1077

1076

1075

1074

1073

1072

1071

1070

1069

1068

1067

1066

1065

1064

1063

1062

1061

1060

1059

1058

1057

1056

1055

1054

1053

1052

1051

1050

1049

1048

1047

1046

1045

1044

1043

1042

1041

1040

1039

1038

1037

1036

1035

1034

1033

1032

1031

1030

1029

1028

1027

1026

1025

1024

1023

1022

1021

1020

1019

1018

1017

1016

1015

1014

1013

1012

1011

1010

1009

1008

1007

1006

1005

1004

1003

1002

1001

1000

9999

9998

9997

9996

9995

9994

9993

9992

9991

9990

9989

9988

9987

9986

9985

9984

9983

9982

9981

9980

9979

9978

9977

9976

9975

9974

9973

9972

9971

9970

9969

9968

9967

9966

9965

9964

9963

9962

9961

9960

9959

9958

9957

9956

9955

9954

9953

9952

9951

9950

9949

9948

9947

9946

9945

9944

9943

9942

9941

9940

9939

9938

9937

9936

9935

9934

9933

9932

9931

9930

9929

9928

9927

9926

9925

9924

9923

9922

9921

9920

9919

9918

9917

9916

9915

9914

9913

9912

9911

9910

9909

9908

9907

9906

9905

9904

9903

9902

9901

9900

9899

9898

9897

9896

9895

9894

9893

9892

9891

9890

Owner RER Enterprises, L.L.C.
 Address 2125 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. 120
 P.I.N. No. 04-10-01-400-016
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

TEMPORARY CONSTRUCTION EASEMENT
(Limited Liability Company)

RER Enterprises, L.L.C., an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Two Thousand and 00/100 Dollars (\$2,000), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, hereby represents that Grantor owns the fee simple title to and grants and conveys to the City of Pekin, (Grantee), a temporary construction easement for the purpose of grading, shaping, working room and other roadway purposes, on, over, and through the following described real estate:

See attached legal description.

situated in the County of Tazewell, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate four years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representative, successors and assigns of Grantor.

Dated this 30TH day of May, 2023.

RER Enterprises, L.L.C.
an Illinois limited liability company

Company Name

By:

Signature

M.J. Wisdom a/k/a
Michael J. Wisdom, manager

Print Name and Title

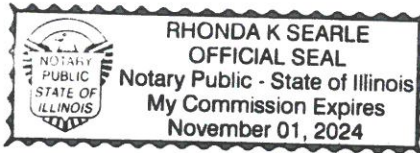
State of Illinois)

) ss

County of Peoria)

This instrument was acknowledged before me on May 30, 2023, by
Michael J. Wisdom a/k/a M.J. Wisdom, as manager
of RER Enterprises, L.L.C., an Illinois limited liability company.

(SEAL)



Rhonda K Searle

Notary Public

My Commission Expires: 11/01/24

This instrument was prepared by and after
recording return to:

City of Pekin
ATTN: City Engineer
111 S. Capitol St.
Pekin, IL 61554

PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

TEMPORARY EASEMENT "A":

COMMENCING AT THE SOUTHEAST CORNER OF SAID "FRANK DONELETTI" TRACT; SAID POINT BEING ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, 8.09 FEET; THENCE NORTH 30 DEGREES 53 MINUTES 13 SECONDS EAST, 6.05 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "A":

FROM THE POINT OF BEGINNING, THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 9.79 FEET TO POINT "A1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 17.60 FEET THENCE SOUTH 59 DEGREES 08 MINUTES 27 SECONDS EAST, 9.69 FEET; THENCE SOUTH 30 DEGREES 51 MINUTES 33 SECONDS WEST, 17.65 FEET TO THE POINT OF BEGINNING, CONTAINING 172 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "B":

COMMENCING AT POINT "A1" (AS SHOWN ON THE ATTACHED EXHIBIT), THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 19.26 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "B":

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 62.87 FEET; THENCE NORTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, 9.90 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 62.94 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 9.90 FEET TO THE POINT OF BEGINNING, CONTAINING 623 SQUARE FEET, MORE OR LESS.

THE SAID TRACTS A AND B CONTAIN A TOTAL OF 795 SQUARE FEET, MORE OR LESS.

LOT 7

GRIFFIN QUARELLO

ADDITION #2
SUBDIVISION

FRANK DONELETTI

TRACT

04-10-01-400-016
OWNER:
RER ENTERPRISES LLC

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
0	SET 1/2" ROD W/CAP
●	FND IRON ROD/PIPE
⊗	FND ROW MARKER
⌈	PROPERTY LINE
T.C.R.O.	TAZEWELL COUNTY RECORDERS' OFFICE

EXISTING
RIGHT OF WAY LINE

PROPOSED
RIGHT OF WAY LINE

TEMPORARY EASEMENT
BOUNDARY LINE

OWNER INFO
RER ENTERPRISES LLC

TE120

$$\text{AREA} = 172 \text{ SQ. FT.} \pm$$
$$\text{AREA} = 623 \text{ SQ. FT.} \pm$$

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT
OF SURVEY MADE UNDER MY DIRECTION FOR THE CITY OF PEKIN,
ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

10-17-2022
D. A. S. H. H.

DEREK A. S. HUFFMAN - ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035,003899
MY LICENSE EXPIRES 11/30/2022

A circular professional seal for a land surveyor. The outer ring contains the name "DEREK A. S. HUFFMAN" at the top and "M.C." at the bottom. The inner circle contains the text "No. 3899", "PROFESSIONAL LAND SURVEYOR", and "STATE OF ILLINOIS".

A PART OF FRANK DONELETTI TRACT IN
SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE 3RD P.M.,
TASZEWELL COUNTY

TEMPORARY EASEMENT PLAT

FAP 693

SHEET 1 OF 1
SECTION: 20-00196-01-RS
JOB NO.: C-94-025-21
SCALE: 1" = 40'

FIELD WORK COMPLETION: MARCH 2021

REVISÉ:

Recorded

BOOK

PAGE

DOCUMENT NO.

TE120

CATALOG NO. : 036138-00
CONTRACT NO. : 89804

CADD DRAWING:
PROJECT: EMYF(921)
FILE:

R. O. W.	PLAT	COMPUTED		
		CHECKED		
		INDEXED	DASH	
		INK CHECKED		
			RY	DATE



Affidavit of Title

Owner RER Enterprises, L.L.C.
 Address 2125 Court St.
 Pekin, IL 61554
 Route FAP 693 (Court St.)
 Section 20-00196-00-RS
 County Tazewell
 Project EMYF(921)
 Job No. C-94-025-21
 Parcel No. 120 & TE
 P.I.N. No. 04-10-01-400-016
 Catalog No. 036138-00
 Contract No. 89804

State of Illinois)
) ss.
 County of Peoria)

I, Michael J. Wisdom, Manager

being first duly sworn upon oath states as follows:

1. Affiant has personal knowledge of the facts averred herein.
2. ☒ There are **no parties** other than Grantor in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
- ☐ There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

SEE ATTACHED EXHIBIT "A"

3. This affidavit is made to provide factual representation as a basis for the City of Pekin to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
5. The said premises described in Exhibit "A" are: (Check One)
 - ☒ Vacant and unimproved ☐ Agricultural and unimproved
 - ☐ Improved and
 - (A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanic's lien could accrue or has accrued; and
 - (B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
7. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
8. Per 50 ILCS 105/3.1, the identities of all owners and beneficiaries having an interest in the premises to be conveyed are as follows (check applicable box(es) and complete information requested):

- ☐ **Individual.** Individual **owner** of the property is: _____
- ☐ **Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.
- ☐ **Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization
- ☐ **Publicly-Traded Corporation.** There is no readily known shareholder entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.
- ☒ **Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
*1.	Michael J. Wisdom	405 SW Commercial St., Peoria, IL 61602
2.	_____	_____
3.	_____	_____
4.	_____	_____

- ☐ **Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address	% of Interest
*1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Dated this 30TH day of May, 2023.

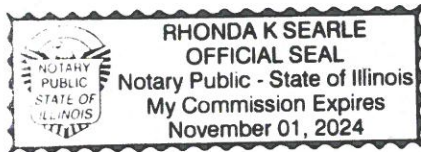
By:

M. J. Wisdom
Signature
Michael J. Wisdom a/k/a
Michael J. Wisdom, manager
Print Name and Title if applicable

State of Illinois)
County of Peoria) ss

This instrument was acknowledged before me on May 30, 2023, by
Michael J. Wisdom a/k/a M.J. Wisdom

(SEAL)



Rhonda K Searle
Notary Public
My Commission Expires: 11/01/24

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY **ONE** OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

For APN/Parcel ID(s): 04-10-01-400-016

PARCEL 1:

A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, IN TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: 50 FEET OF EVEN WIDTH OFF OF THE EAST SIDE OF THE FOLLOWING DESCRIBED LAND; COMMENCING AT THE CENTER OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 1250 FEET TO THE WEST SIDE OF LANE; THENCE SOUTH 1404 FEET TO THE CENTER OF THE TREMONT ROAD; THENCE NORTH 57 DEGREES 30 MINUTES WEST, 911 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 32 DEGREES 30 MINUTES EAST, 180 FEET ALONG THE EAST SIDE OF SCHOOL LOT; THENCE SOUTH 57 DEGREES 30 MINUTES EAST, 250 FEET; THENCE SOUTH 32 DEGREES 30 MINUTES WEST, 180 FEET TO THE CENTER OF THE TREMONT ROAD; THENCE NORTH 57 DEGREES 30 MINUTES WEST, 250 FEET TO THE PLACE OF BEGINNING AS THE SAME IS RECORDED IN PLAT BOOK "J" AT PAGE 13, SITUATED IN TAZEWELL COUNTY, ILLINOIS.

PARCEL 2:

A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1 IN TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 1 AND THENCE EAST ON THE HALF SECTION LINE, 1250 FEET TO THE WEST SIDE OF LANE, THENCE SOUTH 1404 FEET TO THE CENTER OF THE TREMONT ROAD, THENCE NORTH 57 DEGREES 30 MINUTES WEST ALONG THE CENTER OF SAID TREMONT ROAD, 711 FEET, TO THE PLACE OF BEGINNING, AND FROM THENCE NORTH 32 DEGREES 30 MINUTES EAST, 180 FEET, THENCE NORTH 57 DEGREES 30 MINUTES WEST, 50 FEET, THENCE SOUTH 32 DEGREES 30 MINUTES WEST, 180 FEET, THENCE SOUTH 57 DEGREES 30 MINUTES EAST, 50 FEET TO THE PLACE OF BEGINNING, MEANING AND INTENDING HEREBY TO CONVEY 50 FEET IN EVEN WIDTH OFF OF THE EAST SIDE OF TRACT 200 FEET BY 180 FEET NOW OWNED BY GRANTORS AND LYING WEST OF AND ADJOINING TRACT NOW OWNED BY GRANTEES, AND BEING 50 FEET WIDE AT THE CENTER OF TREMONT ROAD AND EXTENDING BACK 50 FEET IN WIDTH A DISTANCE OF 180 FEET, AS SHOWN GENERALLY BY REFERENCE TO PLAT RECORDED OCTOBER 11, 1923, IN PLAT BOOK "J", ON PAGE 13, SITUATED IN TAZEWELL COUNTY, ILLINOIS.

Owner RER Enterprises, L.L.C.
 Address 2125 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. 120 & TE
 P.I.N. No. 04-10-01-400-016
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

CERTIFIED RESOLUTION
(Limited Liability Company)

I, Michael J. Wisdom, as manager of RER Enterprises, L.L.C., an Illinois limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the members of said limited liability company, at a meeting held of the 30th day of May, 2023, and
2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that Michael J. Wisdom, as manager, of the above-referenced limited liability company is hereby authorized and directed to convey the limited liability company's interest in the following described real estate in Tazewell County, Illinois to the City of Pekin for roadway purposes for the sum of \$8,500.00:

See attached legal description.

Further resolved that he is authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale and grant a temporary easement.

Dated this 30TH day of May, 2023

M.J. Wisdom

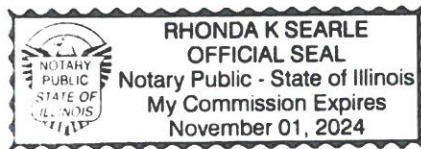
Signature

M.J. Wisdom a/k/a
Michael J. Wisdom, manager
 Print Name and Title

State of Illinois)
) ss
 County of Peoria)

This instrument was acknowledged before me on May 30, 2023, by
Michael J. Wisdom a/k/a M.J. wisdom, as manager
 of RER Enterprises, L.L.C., an Illinois limited liability company.

(SEAL)



Rhonda K Searle

Notary Public

My Commission Expires: 11/01/24

WARRANTY DEED

A PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS.

BEGINNING AT THE WEST MOST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE SOUTH 59 DEGREES 06 MINUTES 47 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 296.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, 6.51 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 91.92 FEET TO A SET IRON ROD WITH CAP; THENCE NORTH 30 DEGREES 51 MINUTES 33 SECONDS EAST, 17.65 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 59 DEGREES 08 MINUTES 27 SECONDS EAST, 8.06 FEET TO A SET IRON ROD WITH CAP ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST ALONG SAID EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE, 23.70 FEET TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND CONTAINS 769 SQUARE FEET, MORE OR LESS, OR 0.018 ACRES, MORE OR LESS.

PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

TEMPORARY EASEMENT "A":

COMMENCING AT THE SOUTHEAST CORNER OF SAID "FRANK DONELETTI" TRACT; SAID POINT BEING ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, 8.09 FEET; THENCE NORTH 30 DEGREES 53 MINUTES 13 SECONDS EAST, 6.05 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "A":

FROM THE POINT OF BEGINNING, THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 9.79 FEET TO POINT "A1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 17.60 FEET THENCE SOUTH 59 DEGREES 08 MINUTES 27 SECONDS EAST, 9.69 FEET; THENCE SOUTH 30 DEGREES 51 MINUTES 33 SECONDS WEST, 17.65 FEET TO THE POINT OF BEGINNING, CONTAINING 172 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "B":

COMMENCING AT POINT "A1" (AS SHOWN ON THE ATTACHED EXHIBIT), THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 19.26 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "B":

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 62.87 FEET; THENCE NORTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, 9.90 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 62.94 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 9.90 FEET TO THE POINT OF BEGINNING, CONTAINING 623 SQUARE FEET, MORE OR LESS.

THE SAID TRACTS A AND B CONTAIN A TOTAL OF 795 SQUARE FEET, MORE OR LESS.



Receipt of Conveyance Documents and Disbursement Statement

Owner RER Enterprises, L.L.C.
Job No. C-94-025-21
Parcel No. 120 & TE

The City of Pekin (Grantee) acknowledges Receipt of the following:

(Check all that apply.)

- ☒ Special Warranty Deed covering 769 square feet
☐ Permanent Easement covering square feet
☒ Temporary Construction Easement covering 795 square feet

all located in Tazewell County, Illinois as right of way for FAP Route 693(Court Street), Section 20-00196-00-RS dated May 30, 2023, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of Eight Thousand Five Hundred and 00/100 Dollars (\$8,500.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval.
2. All improvements located, wholly or partially, on the parcel shall become the property of the City of Pekin, unless provided as follows:
3. Possession and transfer of title to City of Pekin occur when Grantee delivers a city warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

<u>Name*</u>	<u>TIN/FEIN/SSN**</u>	<u>Address</u>	<u>Amount</u>
RER Enterprises, LLC, an Illinois limited liability co.	[REDACTED]	405 SW Commercial St. Peoria, IL 61602	\$8,500.00
			\$
			\$

*If multiple names on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

****Attach a current W-9 form for each TIN/FEIN/SSN.**

5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor is a foreign person. For purposes of this paragraph, "Transferee" shall mean "Grantee" and "Transferor" shall mean "Grantor". To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by Grantor, the Grantor hereby certifies the following:

- Transferor is the owner of the real property being conveyed;
- Transferor is not a foreign person, entity, or disregarded entity (as such terms are defined in the Internal Revenue Code and Income Tax Regulations); and
- Transferor's U.S. Taxpayer Identification Number and address set forth above are true and correct.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

MJ
Initial

6. This Receipt of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: May 30, 2023

Grantor:

M. J. Wisdom
Signature
M.J. Wisdom a/k/a
Michael J. Wisdom, manager
Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Date: May 30, 2023

Grantee:

The City of Pekin

Rhonda K. Seure
for City of Pekin

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

RER Enterprises LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

405 SW Commercial St

6 City, state, and ZIP code

Peoria, IL 61602

7 List account number(s) here (optional)

Requester's name and address (optional)

**City of Pekin
111 S. Capitol St.
Pekin, IL 61554**

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

____ - ____ - ____ - ____ - ____ - ____

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Michael J. Wisdom

Date ►

5/30/23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

Valuation Finding Appraisal

Route	<u>FAP 693</u>	Project	<u>Court Street</u>	☒ Original
Section	<u>20-00196-01-RS</u>	Job No.	<u>C-94-025-21</u>	☐ Supplemental No. _____
County	<u>Tazewell</u>	Parcel	<u>12</u>	Unit _____

This report is being prepared under the jurisdiction of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 as amended (Uniform Act) and as regulated by 49 CFR Part 24. In compliance with Standard 2 of USPAP, this is a Restricted Appraisal Report and is intended only for use by the client and not intended for any other users. The intended use of the valuation is to assist the client in acquiring a portion of the subject property as the basis for an offer for the rights to be acquired only. Based on the review of available data, the valuation problem is uncomplicated.

1. Owner's Name, Address and Telephone: RER Enterprises, LLC, 405 SW Commercial Street, Peoria, IL 61602 Illinois 61554 (Michael Wisdom 309-696-8135, mike@wisdomdevelopment.com)
2. Interview Record: Michael Wisdom
3. Tenant's Name, Address and Telephone: Multiple Tenants
4. Identification of Property: 2113 Court Street, Pekin, Illinois 61554 (Parcel ID# 04-10-01-400-033)
5. Inspection Date: February 6, 2023, February 8, 2023 and February 17, 2023
6. By: Randall L. Neff
7. Zoning: B-3 General Business District
8. Highest and Best Use: Commercial Development
9. Area of Whole: 106,722 sf (ac./s.f.)
 Total ROW: 2,156 sf (ac./s.f.)
 Net New ROW: 2,156 sf (ac./s.f.)
 Existing ROW (Dedication): _____ (ac./s.f.)
 Permanent Easement: _____ (ac./s.f.)
 Temporary Easement: 1,371 sf (ac./s.f.)
 Area of Remainder: 104,566 sf (ac./s.f.)
10. Sales Considered: See attached
11. Fair Market Value of the Whole Property: (land and land improvements only) \$907,000
12. Fair Market Value of Property Acquired (including improvements) as Part of the Whole: \$18,000
13. List Improvements and Type of Land in Taking: Grass and paving
14. Fair Market Value of the Remainder as Part of the Whole Before Taking: \$889,000
15. Fair Market Value of the Remainder After the Taking as will be affected by contemplated improvements: \$889,000
16. Damages to the Remainder (including any cost to cure): \$0
17. List Items of Damage: _____
18. Compensation for P.E. (include remarks): _____ \$N/A
19. Compensation for T.E. (include remarks): _____ \$3,500
20. **Total Compensation** \$21,500



Randall L. Neff, MAI, SRA

February 20, 2023
Date

 Certified General
553.001153
Lic. Type & No.

09/30/2023
Exp. Date

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

21. TYPE OF REPORT

The Restricted Appraisal Report includes a statement of the descriptive information and the appraiser's opinions and conclusions set forth in the report may not be understood properly without the supporting data and additional information retained in the appraiser's work file.

22. IDENTIFICATION OF THE CLIENT AND INTENDED USERS

Hanson Professional Services, is an agent of the client, City of Pekin. The only intended users are the client, City of Pekin.

23. INTENDED USE OF THE VALUATION

The intended use of the valuation is to assist the client in acquiring a portion of the subject property and a temporary easement as the basis for an offer for the rights to be acquired only. The acquired property will be used for Court Street road improvements project.

24. TYPE AND DEFINITION OF VALUE

The purpose of this valuation is to estimate the Market Value of the portion of the subject property being acquired and the definition of market value follows:

Definition of Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken (Illinois Pattern Jury instructions).

25. EFFECTIVE DATE OF VALUATION/DATE OF REPORT

The effective date of the valuation is February 17, 2023 and the date of the report is February 20, 2023.

26. SCOPE OF WORK

The client requires this appraisal assignment to comply with the Uniform Act and its implementing regulation 49 CFR Part 24, the Uniform Standards of Professional Appraisal Practice (USPAP), IDOT's Land Acquisition Policies and Procedures Manual, and any applicable state laws.

The purpose of the valuation is to assist the client in acquiring a portion of the subject property as the basis for an offer for the rights to be acquired. The only intended user is the client as stated above. A copy of the appraisal is given to the property owner; however, this is based upon IDOT's policy and the owner is not an intended user. In order to complete the assignment, I have viewed the subject property and the proposed acquisition area. I have researched land sales in the general area and the property interest appraised is fee simple estate. I have considered the location of the property, size and current use. I have reviewed any zoning classification of the property by the City of Pekin. I have reviewed the most recent title work provided by the client and any known or observed encumbrances are listed as follows: typical utility easements. The title report is retained in the workfile. The subject property has been identified by the attached parcel plat and identified as shown on page 1.

The subject property is improved with three retail buildings used as a strip center. The proposed acquisition is located along the Court Street frontage of the property and does not impact the building improvements. For purposes of this assignment, the valuation of the property includes the land only. Reference for land only valuations is found in the Illinois Department of Transportation Land Acquisition Policies and Procedure Manual (page 3-23).

In completing the assignment, a systematic procedure in investigating the subject property and market data is followed. The subject property and surrounding market area were viewed on February 6, February 8 and February 17, 2023. The property owner or designated representative was present at the time of inspection. If the owner or designated representative was not present an explanation is required in the certification. The Market data relative to the market area subject property, and highest and best use of the property was collected and verified through multiple sources, including multiple listing service, public records, buyers and sellers, and other appropriate sources. In this assignment, the following approach(es) to value was utilized Sales Comparison Approach. If more than one approach to value was utilized, then a sufficient analysis and reconciliation of approaches to value used is needed to support the appraiser's opinion of value. The

cost approach and income capitalization approach were not applied in the valuation because the subject property assignment, is land.

6.1.b

In order to estimate the compensation to the owner for the proposed acquisition, I have researched sales in the general market area. I have attached comparable sales to this appraisal. Consideration has been given to the location of the proposed acquisition and the contributory value of any improvements in the proposed acquisition area. A description of the remainder has been included on the following page; damages to the remainder including cost to cure, if any, have been included in this valuation. Support for any cost to cure damages is retained in the work file.

The valuation is premised on an extraordinary assumption and hypothetical condition as defined by Uniform Standards of Professional Appraisal Practice. The value of the remainder is premised on the condition that the part taken and remainder are as proposed. The value is also premised on the assumption that the project is completed as proposed. Please be advised that use of the extraordinary assumption and hypothetical condition might have an impact on the assignment results.

27. FARMLAND PRESERVATION ACT

Preservation Act (pertains to fee takings and permanent easements): N/A CL _____ OC _____ HL _____
PL _____ FL _____ FS _____ RL _____ OL _____

28. STATEMENT OF CONTINGENT OR LIMITING CONDITIONS: ☒ Yes ☐ No If yes, include in report.

29. PERSONAL PROPERTY

Any personal property within the proposed acquisition is not valued in this appraisal but is listed as follows: None

30. HIGHEST AND BEST USE

The present use of the subject is a strip center. The valuation assignment is not complicated and a brief description of the analysis of the highest and best use of the subject property is as follows:

The highest and best use analysis includes two studies; highest and best use of the property as a vacant site and the highest and best use of the property as improved. The highest and best use study of the property as a vacant site disregards any improvements on the land. In both studies, the ideal improvement is determined.

It is my opinion the highest and best use of the land is future commercial development. The improvements contribute value to the property and the highest and best use of the property is as improved.

31. SALES AND LISTING HISTORY OF THE PROPERTY

According to public records and verified with the property owner, the property has not sold during the five year period preceding the effective date of appraisal. To my knowledge, the property is not under contract or listed for sale.

32. DESCRIPTION OF SUBJECT PROPERTY BEFORE ACQUISITION

The subject property is located on the northeast side of Court Street, one-half block northwest of Cottage Grove Avenue. The land area of the site is estimated to be 106,722 square feet or 2.45 acres. The property has frontage on Court Street and Cottage Grove Avenue. The topography of the property is gently sloping and rolling. The property is located in Zone (area of minimal hazard) as indicated by FEMA map panel 17179C 0200E, dated February 17, 2017.

All public utilities are available to the property, including water, sewer, natural gas and electricity. The average daily traffic along Court Street is 21,900. Court Street is a four lane street with center turn lane, curb and sidewalk. The zoning classification of the property B-3 General Business District. The parcel identification number of the property is 04-10-01-400-033. It is recognized that the property owner also owns an adjacent parcel which is known as Parcel 120 of the project.

The site is improved with three multi-tenant retail buildings. The gross building area of the buildings is estimated to be 31,650 square feet. For purposes of this assignment, any building improvements are not included in the valuation.

The sales comparison approach is applied in the valuation of the whole property. Descriptions of the comparable sales are included in the report. All three comparable sales are located in Tazewell County. Comparable sales #1 and #2 are located in Pekin. Comparable sale #3 is located in Morton. Comparable sales #1 and #2 sold for \$8.54 and \$7.07 per square foot,

respectively. Comparable sale #3 sold for \$8.46 per square foot. The comparable sales are analyzed for their overall comparability to the subject in the development of the opinion of value. Based on the analysis of the sales data, it is my opinion the value of the whole is \$907,000.

6.1.b

33. DESCRIPTION OF PART TO BE ACQUIRED

The proposed right of way is located across the entire Court Street frontage of the property. The point of beginning is located at Station 176+84.22 at the northwest property line. The proposed taking is a narrow strip of land with a depth on the northwest property line of 8.01 feet and a depth on the southeast property line of 6.51 feet. The total land area of the proposed right of way is 2,156 square feet or 0.049 acres.

The land area in the proposed right of way consists of grass and paving. It is my opinion the value of the part taken, including the contributory value of the improvements, is \$18,000.

34. DESCRIPTION OF SUBJECT PROPERTY (REMAINDER) AFTER ACQUISITION

The remainder property is similar to the whole, except for a reduction in size of 2,156 square feet. The land size of the remainder is 104,566 square feet, representing a reduction in size of approximately two percent. The shape of the remainder is similar to the whole. The highest and best use of the remainder is the same as the whole. Access to the remainder is the same as the whole.

35. DESCRIPTION OF THE PERMANENT EASEMENT

A permanent easement is not proposed for the property.

36. DESCRIPTION OF THE TEMPORARY EASEMENT

A temporary easement is proposed for the property. The temporary easement is located at Station 178+62.91. The land area of the temporary easement is 1,371 square feet. The land area consists of grass and paving. The term of the temporary easement is four years. The purpose of the temporary easements tracts is for entrance construction, grading and shaping. Paving improvements located within the easement areas will be replaced in kind. Damages to the remainder property outside the easement area, if any, as a result of the temporary easement are described as follows: None

In estimating compensation for the temporary easement, the value of the land area before and after the imposition of the easement is analyzed. In addition, the value of the land area outside of the easement before and after the imposition of the easements is analyzed. It is my opinion compensation for the temporary easement is \$3,500.

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	February 6, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Part of the Whole



Date of Photograph:	February 6, 2023
Photograph By:	Randall Neff
Camera Facing:	Northeast

Description: Part of the Whole

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	February 6, 2023
Photograph By:	Randall Neff
Camera Facing:	Northeast

Description: Part of the Whole



Date of Photograph:	February 6, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Part of the Whole

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	February 8, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Proposed Right of Way and Temporary Easement



Date of Photograph:	February 8, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Proposed Right of Way

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	February 8, 2023
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Proposed Right of Way



Date of Photograph:	February 6, 2023
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Proposed Right of Way

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	February 6, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

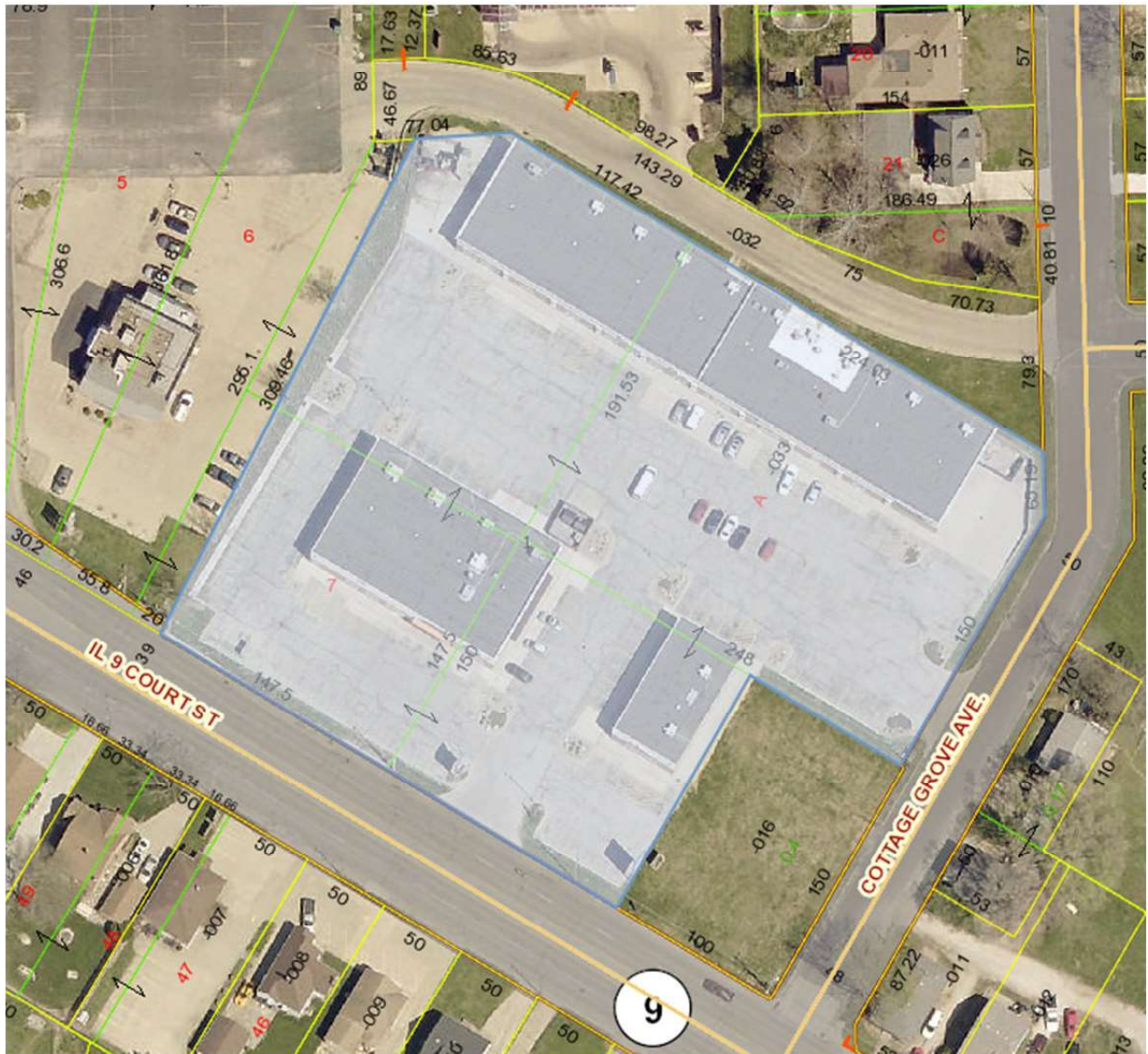
Description: Temporary Easement

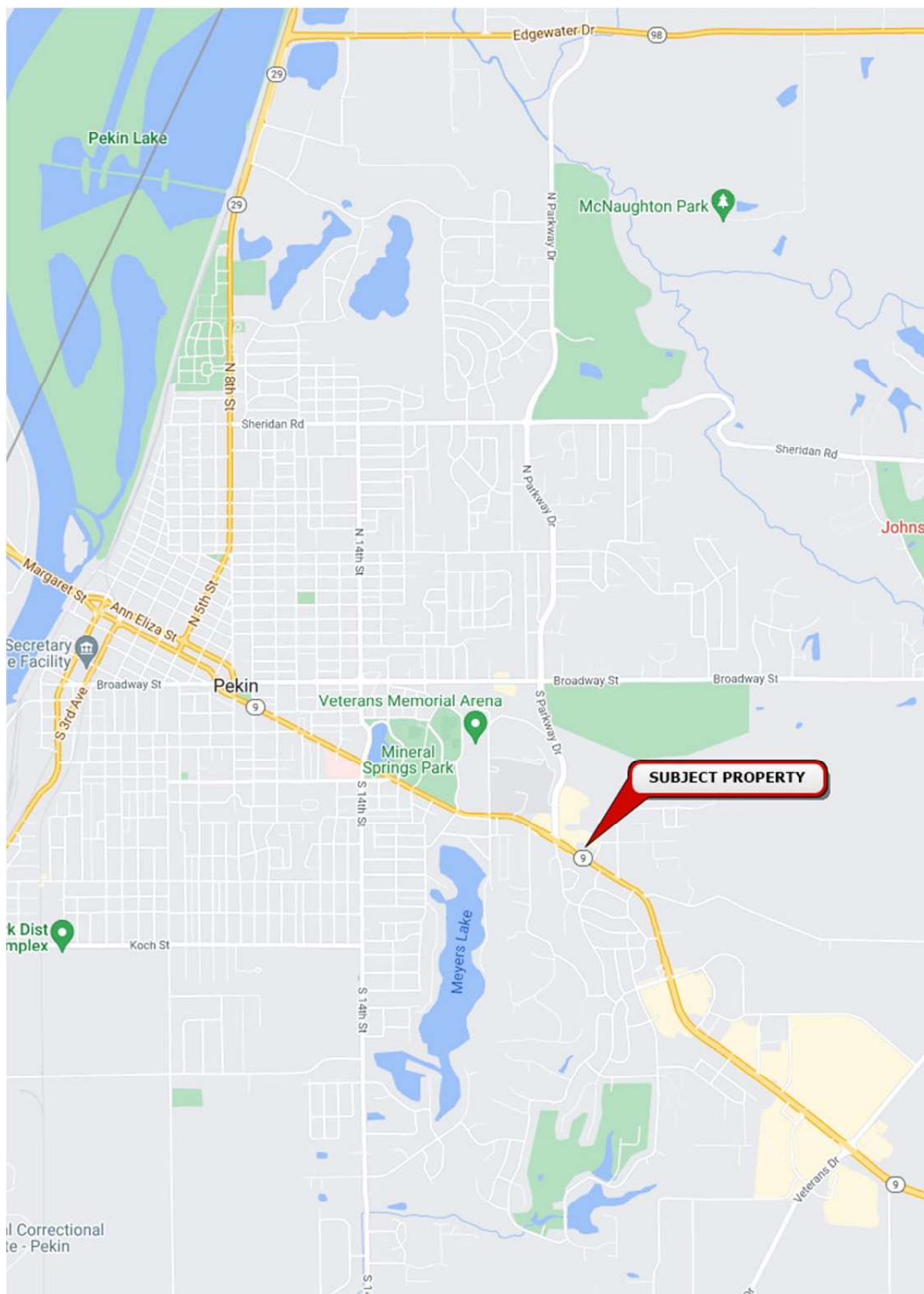


Date of Photograph:	February 8, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Proposed Right of Way

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)





Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)



Comparable Sale No.: 1			
Seller:	East Court Village, LLC		
Purchaser:	La Fiesta of Pekin, Inc.		
Sale Date:	March, 2021		
County:	Tazewell		
Deed Type:	Warranty Deed	Document Number:	2021-00005099
Verified Sale Price:	\$450,000		
Unit Price (if applicable):	\$8.54	per SF of Land Area	
Zoning:	B-3 General Business District		
Highest and Best Use:	Commercial Development		
Property Rights Conveyed:	Fee Simple		
Financing:	Market Financing (or Cash)		
Conditions of Sale:	Market / Arm's-Length		

Name of party to the transaction with whom this sale was verified: Ken Diana of Cullinan Properties
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (December, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (December, 2022)
 Secondary data sources used to verify this sale: Public Records, Transfer Declaration
 Additional comments on verification process (if applicable): None

Address: 100 Commercial Street
 PIN(s): 11-11-07-310-001
 Location Description: Pekin, Illinois 61554
 Legal Description: East Court Village Sub Lot 6

Description of the Land
 Area (Acres): 1.21 Area (SF): 52,708

Describe relevant site details below:
 An irregular shaped tract of land located at the intersection of Veterans Drive and Commercial Street. The site has a level topography

The following utilities and services are available to this site:

Electricity ☒ Water ☒
 Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

Describe relevant building improvement details below:
 None

Describe relevant site improvement details below:
 None

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
 The property was purchased for development of a restaurant.



Comparable Sale No.: 2			
Seller:	Busey Bank		
Purchaser:	Beck Oil Company of Illinois		
Sale Date:	November, 2018		
County:	Tazewell		
Deed Type:	Warranty Deed	Document Number:	2018-00015499
Verified Sale Price:	\$260,000		
Unit Price (if applicable):	\$7.07	per SF of Land Area	
Zoning:	B-3 General Business		
Highest and Best Use:	Commercial Development		
Property Rights Conveyed:	Fee Simple		
Financing:	Market Financing (or Cash)		
Conditions of Sale:	Market / Arm's-Length		

Name of party to the transaction with whom this sale was verified: Seller/buyer representative unsuccessful
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (November, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (November, 2022)
 Secondary data sources used to verify this sale: Public Records, Newspaper
 Additional comments on verification process (if applicable): Verification with seller/buyer was unsuccessful

Address: 2900 Court Street
 PIN(s): 10-10-12-216-009
 Location Description: Pekin, Illinois 61554
 Legal Description: Sunset Hills Extension 10 Lot B of Lot 1

Description of the Land
 Area (Acres): 0.84 Area (SF): 36,784

Describe relevant site details below:
 Rectangular site located on the southwest corner of Court Street and Valle Vista Boulevard.

The following utilities and services are available to this site:

Electricity ☒ Water ☐

Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

Describe relevant building improvement details below:
 Branch bank building

Describe relevant site improvement details below:
 Parking lot

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):

The site was improved with a branch bank on the sale date. The building was demolished and the site was redeveloped with a car wash.



Comparable Sale No.: 3			
Seller: Freeport Farm Fleet			
Purchaser: Aldi, Inc.			
Sale Date: May, 2021			
County: Tazewell			
Deed Type:	Warranty Deed	Document Number:	2021-00008330
Verified Sale Price:		\$1,250,000	
Unit Price (if applicable):		\$8.46 per SF of Land Area	
Zoning:		B-3 Highway and Service Commercial	
Highest and Best Use:		Commercial Development	
Property Rights Conveyed:		Fee Simple	
Financing:		Market Financing (or Cash)	
Conditions of Sale:		Market / Arm's-Length	

Name of party to the transaction with whom this sale was verified: Brad Joseph of Joseph and Camper
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (November, 2021)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (November, 2021)
 Secondary data sources used to verify this sale: Public Records
 Additional comments on verification process (if applicable): None

Address: 100 E. Courtland Street
 PIN(s): 06-06-08-407-015
 Location Description: Morton, Illinois 61550
 Legal Description: Blains Aldi Sub Lot 2 Lying in NE ¼ Sec 17 and SE ¼ Sec 8

Description of the Land
 Area (Acres): 3.390 Area (SF): 147,668

Describe relevant site details below:
 An irregular shaped tract of land located on the southeast corner of Courtland Street and Morton Avenue. The site has a level topography

The following utilities and services are available to this site:

Electricity ☒ Water ☒
 Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

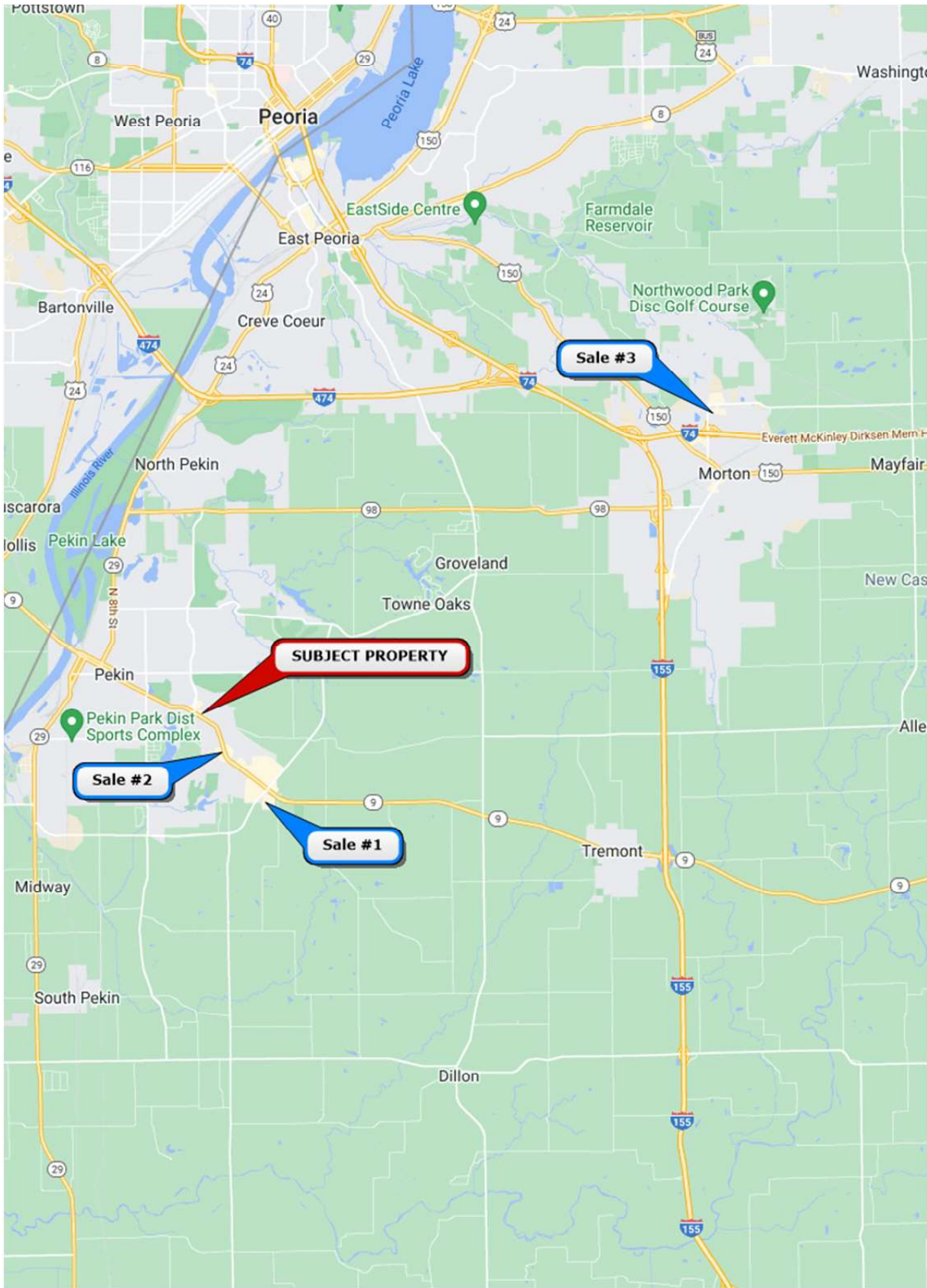
Describe relevant building improvement details below:
 None

Describe relevant site improvement details below:
 None

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
 The sale also includes an ingress/egress easement from the adjacent property.



Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

APPRAISER CERTIFICATION**6.1.b**

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed the following services regarding the subject property within the three-year period preceding acceptance of this assignment appraisal
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 2 as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal \$21,500 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on addendum to this certificate and, by reference, are made a part hereof.



Appraiser Name: Randall L. Neff, MAI, SRA
License Type: Certified General Real Estate Appraiser

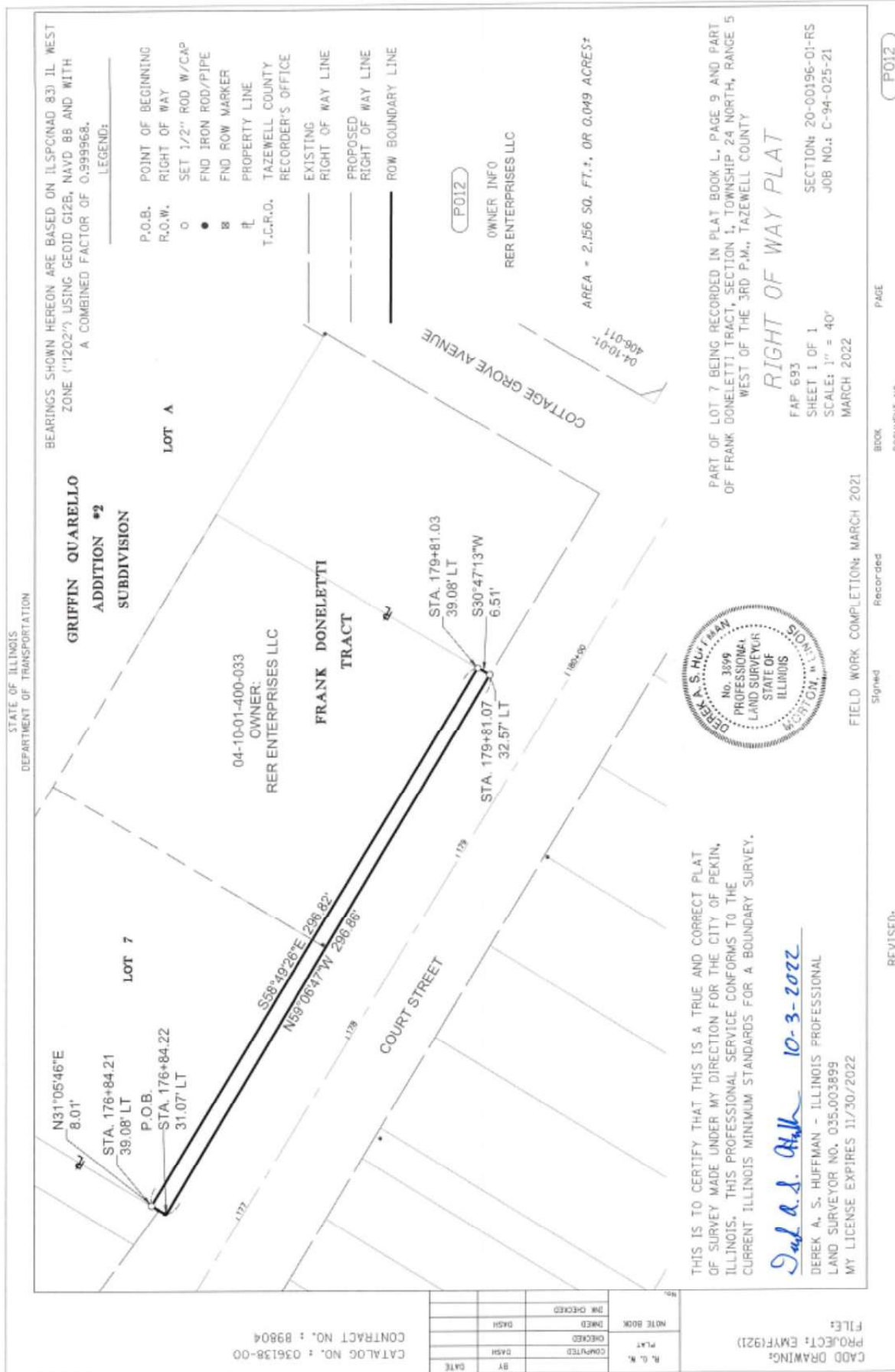
Appraiser Signature
IL License # 553.001153 Expires: 09/30/2023

Attachment: Exhibit B - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

In addition to the certifications previously presented, I further certify that:

The reported analyses, opinions, and conclusions of this report have been prepared in conformity with the requirements of the Code of Professional Ethics, and the Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of appraisal, Randall L. Neff, MAI, SRA has completed the requirements of the continuing education program of the Appraisal Institute.



RER ENTERPRISES LLC
C-94-025-21
P012
04-10-01-400-033
WARRANTY DEED

PART OF LOT 7 BEING RECORDED IN PLAT BOOK L, PAGE 9 AND PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWEILL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWEILL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS.

BEGINNING AT THE WEST MOST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 31 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG NORTHWESTERLY LINE OF LOT 7, 8.01 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 296.82 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST, 6.51 FEET TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 296.86 FEET TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND CONTAINS 2,156 SQUARE FEET, MORE OR LESS, OR 0.049 ACRES, MORE OR LESS.

Packet Pg. 61

RER ENTERPRISES LLC
 C-94-025-21
 TE012
 04-10-01-400-033
 TEMPORARY EASEMENT

PART OF THE "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

COMMENCING AT THE WEST MOST CORNER OF LOT 7 BEING RECORDED IN PLAT BOOK L, PAGE 9 IN THE TAZEWELL COUNTY RECORDERS OFFICE, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 31 DEGREES 05 MINUTES 46 SECONDS EAST, 8.01 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 178.70 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 21.36 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 57.34 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 18.96 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 60.77 FEET; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST, 2.41 FEET; THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 118.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1,371 SQUARE FEET, MORE OR LESS.

AS SHOWN ON THE ATTACHED PLAT.

Valuation Finding Appraisal

Route	FAP 693	Project	Court Street	☒ Original
Section	20-00196-01-RS	Job No.	C-94-025-21	☐ Supplemental No. _____
County	Tazewell	Parcel	120	Unit _____

This report is being prepared under the jurisdiction of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 as amended (Uniform Act) and as regulated by 49 CFR Part 24. In compliance with Standard 2 of USPAP, this is a Restricted Appraisal Report and is intended only for use by the client and not intended for any other users. The intended use of the valuation is to assist the client in acquiring a portion of the subject property as the basis for an offer for the rights to be acquired only. Based on the review of available data, the valuation problem is uncomplicated.

1. Owner's Name, Address and Telephone: RER Enterprises, LLC, 405 SW Commercial Street, Peoria, IL 61602 Illinois 61554 (Michael Wisdom 309-696-8135 miike@wisdomdevelopment.com)
2. Interview Record: Michael Wisdom
3. Tenant's Name, Address and Telephone: None
4. Identification of Property: 2125 Court Street, Pekin, Illinois 61554 (Parcel ID# 04-10-01-400-016)
5. Inspection Date: November 14, 2022 and February 17, 2023
6. By: Randall L. Neff
7. Zoning: B-1 Local Business District
8. Highest and Best Use: Commercial Development
9. Area of Whole: 15,000 sf (ac./s.f.)
 Total ROW: 769 sf (ac./s.f.)
 Net New ROW: 769 sf (ac./s.f.)
 Existing ROW (Dedication): _____ (ac./s.f.)
 Permanent Easement: _____ (ac./s.f.)
 Temporary Easement: 795 sf (ac./s.f.)
 Area of Remainder: 14,231 sf (ac./s.f.)
10. Sales Considered: See attached
11. Fair Market Value of the Whole Property: (land and land improvements only) \$127,500
12. Fair Market Value of Property Acquired (including improvements) as Part of the Whole: \$6,500
13. List Improvements and Type of Land in Taking: Grass
14. Fair Market Value of the Remainder as Part of the Whole Before Taking: \$121,000
15. Fair Market Value of the Remainder After the Taking as will be affected by contemplated improvements: \$121,000
16. Damages to the Remainder (including any cost to cure): \$0
17. List Items of Damage: _____
18. Compensation for P.E. (include remarks): _____ \$N/A
19. Compensation for T.E. (include remarks): _____ \$2,000
20. **Total Compensation** \$8,500

Certified General
553.001153

Randall L. Neff

Randall L. Neff, MAI, SRA

March 7, 2023
Date

Lic. Type & No.

09/30/2023
Exp. Date

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

21. TYPE OF REPORT

6.1.c

The Restricted Appraisal Report includes a statement of the descriptive information and the appraiser's opinions and conclusions set forth in the report may not be understood properly without the supporting data and additional information retained in the appraiser's work file.

22. IDENTIFICATION OF THE CLIENT AND INTENDED USERS

Hanson Professional Services, is an agent of the client, City of Pekin. The only intended users are the client, City of Pekin.

23. INTENDED USE OF THE VALUATION

The intended use of the valuation is to assist the client in acquiring a portion of the subject property and two temporary easement tracts as the basis for an offer for the rights to be acquired only. The acquired property will be used for Court Street road improvements project.

24. TYPE AND DEFINITION OF VALUE

The purpose of this valuation is to estimate the Market Value of the portion of the subject property being acquired and the definition of market value follows:

Definition of Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken (Illinois Pattern Jury instructions).

25. EFFECTIVE DATE OF VALUATION/DATE OF REPORT

The effective date of the valuation is February 17, 2023 and the date of the report is March 7, 2023.

26. SCOPE OF WORK

The client requires this appraisal assignment to comply with the Uniform Act and its implementing regulation 49 CFR Part 24, the Uniform Standards of Professional Appraisal Practice (USPAP), IDOT's Land Acquisition Policies and Procedures Manual, and any applicable state laws.

The purpose of the valuation is to assist the client in acquiring a portion of the subject property and two temporary easement tracts as the basis for an offer for the rights to be acquired. The only intended user is the client as stated above. A copy of the appraisal is given to the property owner; however, this is based upon IDOT's policy and the owner is not an intended user. In order to complete my assignment, I have viewed the subject property and the proposed acquisition area. I have researched land sales in the general area and the property interest appraised is fee simple estate. I have considered the location of the property, size and current use. I have reviewed any zoning classification of the property by the City of Pekin. I have reviewed the most recent title work provided by the client and any known or observed encumbrances are listed as follows: typical utility easements. The title report is retained in the workfile. The subject property has been identified by the attached parcel plat and identified as shown on page 1.

In completing the assignment, a systematic procedure in investigating the subject property and market data is followed. The subject property and surrounding market area were viewed on November 14, 2022 and February 17, 2023. The property owner or designated representative was present at the time of inspection. If the owner or designated representative was not present an explanation is required in the certification. The Market data relative to the market area subject property, and highest and best use of the property was collected and verified through multiple sources, including multiple listing service, public records, buyers and sellers, and other appropriate sources. In this assignment, the following approach(es) to value was utilized Sales Comparison Approach. If more than one approach to value was utilized, then a sufficient analysis and reconciliation of approaches to value used is needed to support the appraiser's opinion of value. The cost approach and income capitalization approach were not applied in the valuation because the subject property is land.

In order to estimate the compensation to the owner for the proposed acquisition, I have researched sales in the general market area. I have attached comparable sales to this appraisal. Consideration has been given to the location of the proposed acquisition and the contributory value of any improvements in the proposed acquisition area. A description of the

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

remainder has been included on the following page; damages to the remainder including cost to cure, if any, have been included in this valuation. Support for any cost to cure damages is retained in the work file.

6.1.c

The valuation is premised on an extraordinary assumption and hypothetical condition as defined by Uniform Standards of Professional Appraisal Practice. The value of the remainder is premised on the condition that the part taken and remainder are as proposed. The value is also premised on the assumption that the project is completed as proposed. Please be advised that use of the extraordinary assumption and hypothetical condition might have an impact on the assignment results.

27. FARMLAND PRESERVATION ACT

Preservation Act (pertains to fee takings and permanent easements): N/A CL _____ OC _____ HL _____
PL _____ FL _____ FS _____ RL _____ OL _____

28. STATEMENT OF CONTINGENT OR LIMITING CONDITIONS: ☒ Yes ☐ No If yes, include in report.

29. PERSONAL PROPERTY

Any personal property within the proposed acquisition is not valued in this appraisal but is listed as follows: None

30. HIGHEST AND BEST USE

The present use of the subject is a vacant site. The valuation assignment is not complicated and a brief description of the analysis of the highest and best use of the subject property is as follows:

The highest and best use analysis includes two studies; highest and best use of the property as a vacant site and the highest and best use of the property as improved. The highest and best use study of the property as a vacant site disregards any improvements on the land. In both studies, the ideal improvement is determined.

It is my opinion the highest and best use of the land is future commercial development.

31. SALES AND LISTING HISTORY OF THE PROPERTY

According to public records and verified with the property owner, the property has not sold during the five year period preceding the effective date of appraisal. To my knowledge, the property is not under contract or listed for sale.

32. DESCRIPTION OF SUBJECT PROPERTY BEFORE ACQUISITION

The subject property is located on the northwest corner of Court Street and Cottage Grove Avenue. The land area of the site is estimated to be 15,000 square feet. The property has frontage on Court Street and Cottage Grove Avenue. The topography of the property is gently sloping and below road grade. The property is located in Zone X (area of minimal hazard) as indicated by FEMA map panel 17179C 0200E, dated February 17, 2017.

All public utilities are available to the property, including water, sewer, natural gas and electricity. The average daily traffic along Court Street is 21,900. Court Street is a four lane street with center turn lane, curb and sidewalk. The zoning classification of the property B-1 Local Business District. The parcel identification number of the property is 04-10-01-400 016. It is recognized that the property owner also owns an adjacent parcel which is known as Parcel 12 of the project.

The sales comparison approach is applied in the valuation of the whole property. Descriptions of the comparable sales are included in the report. All three comparable sales are located in Tazewell County. Comparable sale #1 is located in East Peoria and comparable sales #2 and #3 are located in Pekin. Comparable sales #1 and #2 sold for \$8.74 and \$7.07 per square foot, respectively. Comparable sale #3 sold for \$8.54 per square foot. The comparable sales are analyzed for the overall comparability to the subject in the development of the opinion of value. Based on the analysis of the sales data, it is my opinion the value of the whole is \$127,500.

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

33. DESCRIPTION OF PART TO BE ACQUIRED

The proposed right of way is located across the entire Court Street frontage of the property and 23.70 feet along Cottage Grove Avenue. The point of beginning is located at Station 179+81.03 at the northwest property line. The proposed takir is a narrow strip of land across the Court Street frontage and 23.70 feet along Cottage Avenue. The depth of the propose right of way on the northwest property line is 6.51 feet. The total land area of the proposed right of way is 769 square fee or 0.018 acres.

The land area in the proposed right of way consists of grass. It is my opinion the value of the part taken is \$6,500.

34. DESCRIPTION OF SUBJECT PROPERTY (REMAINDER) AFTER ACQUISITION

The remainder property is similar to the whole, except for a reduction in size of 769 square feet. The land size of the remainder is 14,231 square feet, representing a reduction in size of approximately 5.0 percent. The shape of the remainc is slightly altered. The highest and best use of the remainder is the same as the whole. Access to the remainder is the same as the whole.

35. DESCRIPTION OF THE PERMANENT EASEMENT

A permanent easement is not proposed for the property.

36. DESCRIPTION OF THE TEMPORARY EASEMENT

Two temporary easement tracts are proposed for the property. The temporary easement tracts are identified as Tract A and B. Tract A is located at Station 180+72.95. The land area of Tract A is 172 square feet. The land area consists of grass. Tract B is located at Station 180+43.90. The land area of Tract B is 623 square feet. Tract B consists of grass.

The total land area of the two temporary easement tracts is 795 square feet. The term of the temporary easements is four years. The purpose of the temporary easements tracts is for grading and shaping. Paving improvements located within the easement areas will be replaced in kind. Damages to the remainder property outside the easement area, if any, as a result of the temporary easement are described as follows: None

In estimating compensation for the temporary easement, the value of the land area before and after the imposition of the easement is analyzed. In addition, the value of the land area outside of the easement before and after the imposition of the easements is analyzed. It is my opinion compensation for the temporary easement is \$2,000.

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	November 14, 2022
Photograph By:	Randall Neff
Camera Facing:	North

Description: Part of the Whole



Date of Photograph:	November 14, 2022
Photograph By:	Randall Neff
Camera Facing:	Southwest

Description: Part of the Whole

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	November 14, 2022
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Proposed Right of Way and Temporary Easement B



Date of Photograph:	November 14, 2022
Photograph By:	Randall Neff
Camera Facing:	Southwest

Description: Proposed Right of Way and Temporary Easement Tract A

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	November 14, 2022
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Court Street

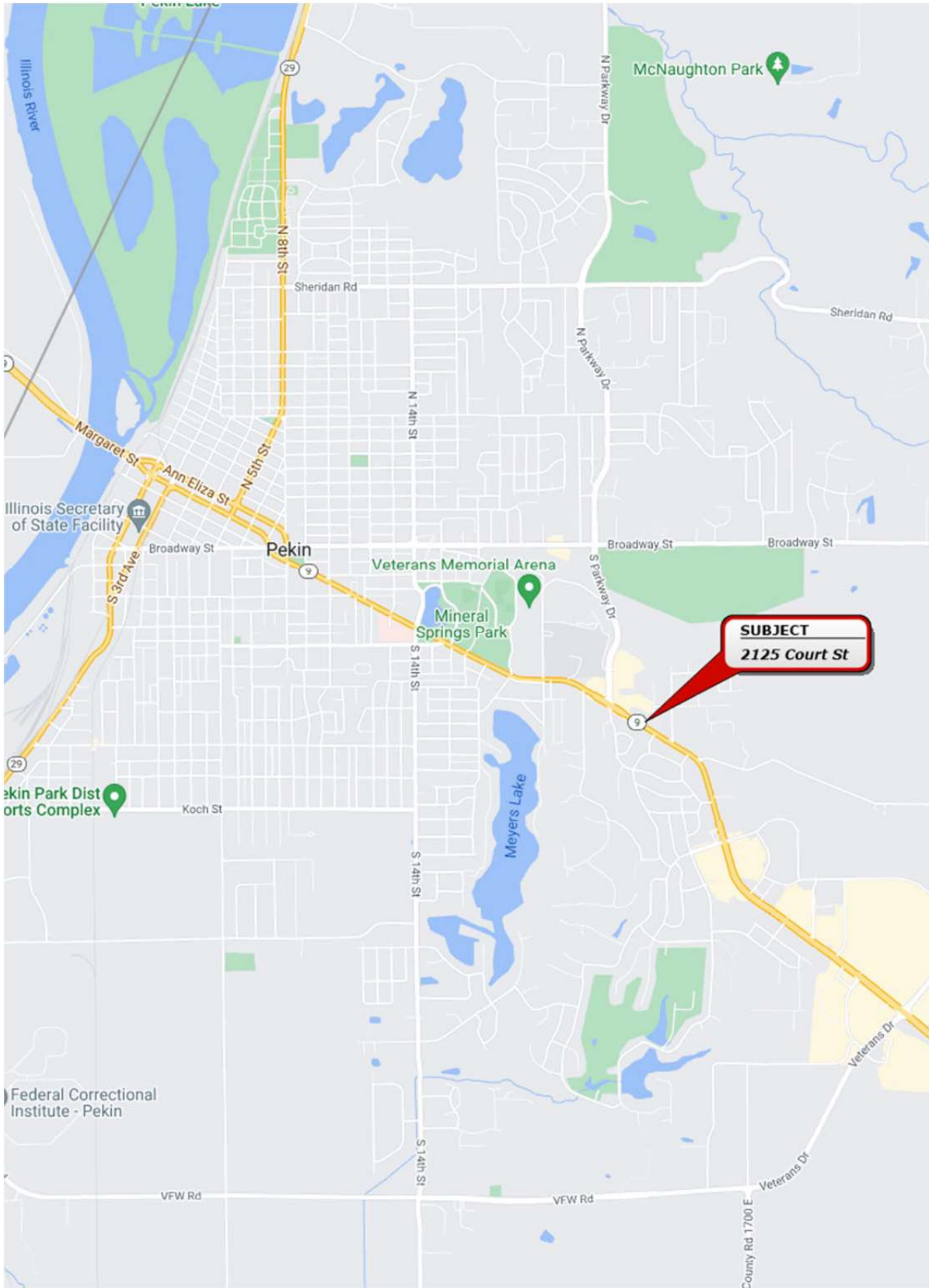


Date of Photograph:	November 14, 2022
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Court Street

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)







Comparable Sale No.:		1	
Seller:		Richard and Teri Cook	
Purchaser:		Peoria Ice Cream Company	
Sale Date:		August, 2022	
County:		Tazewell	
Deed Type:	Warranty Deed	Document Number:	2022-00012730
Verified Sale Price:		\$290,000	
Unit Price (if applicable):		\$8.74 per SF of Land Area	
Zoning:		B-2 Business District	
Highest and Best Use:		Commercial Development	
Property Rights Conveyed:		Fee Simple	
Financing:		Market Financing (or Cash)	
Conditions of Sale:		Market / Arm's-Length	

Name of party to the transaction with whom this sale was verified: Richard Cook/Seller
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (October, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (October, 2022)
 Secondary data sources used to verify this sale: Public Records, Newspaper
 Additional comments on verification process (if applicable): N/A

Address: 101-103-105 Keayes Avenue
 PIN(s): 01-01-33-406-004, 005, 006, 007, and 011
 Location Description: East Peoria, Illinois 61611
 Legal Description: Joseph Schertz Addition Lot 8, 9, 10, 11 and Sublot A, B and C

Description of the Land
 Area (Acres): 0.76 Area (SF): 33,174

Describe relevant site details below:
 Irregular shaped lot located at the intersection of Keayes, Washington, Schertz and Bower.

The following utilities and services are available to this site:

Electricity ☒ Water ☒
 Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

Describe relevant building improvement details below:
 None

Describe relevant site improvement details below:
 None

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):



Comparable Sale No.: 2			
Seller:	Busey Bank		
Purchaser:	Beck Oil Company of Illinois		
Sale Date:	November, 2018		
County:	Tazewell		
Deed Type:	Warranty Deed	Document Number:	2018-00015499
Verified Sale Price:	\$260,000		
Unit Price (if applicable):	\$7.07 per SF of Land Area		
Zoning:	B-3 General Business		
Highest and Best Use:	Commercial Development		
Property Rights Conveyed:	Fee Simple		
Financing:	Market Financing (or Cash)		
Conditions of Sale:	Market / Arm's-Length		

Name of party to the transaction with whom this sale was verified: Seller/buyer representative unsuccessful
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (November, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (November, 2022)
 Secondary data sources used to verify this sale: Public Records, Newspaper
 Additional comments on verification process (if applicable): Verification with seller/buyer was unsuccessful

Address: 2900 Court Street
 PIN(s): 10-10-12-216-009
 Location Description: Pekin, Illinois 61554
 Legal Description: Sunset Hills Extension 10 Lot B of Lot 1

Description of the Land
 Area (Acres): 0.84 Area (SF): 36,784

Describe relevant site details below:
 Rectangular site located on the southwest corner of Court Street and Valle Vista Boulevard.

The following utilities and services are available to this site:

Electricity ☒ Water ☐

Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

Describe relevant building improvement details below:
 Branch bank building

Describe relevant site improvement details below:
 Parking lot

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):

The site was improved with a branch bank on the sale date. The building was demolished and the site was redeveloped with a car wash.



Comparable Sale No.: 3		
Seller: East Court Village, LLC		
Purchaser: La Fiesta of Pekin, Inc.		
Sale Date: March, 2021		
County: Tazewell		
Deed Type:	Warranty Deed	Document Number: 2021-00005099
Verified Sale Price: \$450,000		
Unit Price (if applicable): \$8.54 per SF of Land Area		
Zoning: B-3 General Business District		
Highest and Best Use: Commercial Development		
Property Rights Conveyed: Fee Simple		
Financing: Market Financing (or Cash)		
Conditions of Sale: Market / Arm's-Length		

Name of party to the transaction with whom this sale was verified: Ken Diana of Cullinan Properties
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (December, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (December, 2022)
 Secondary data sources used to verify this sale: Public Records, Transfer Declaration
 Additional comments on verification process (if applicable): None

Address: 100 Commercial Street
 PIN(s): 11-11-07-310-001
 Location Description: Pekin, Illinois 61554
 Legal Description: East Court Village Sub Lot 6

Description of the Land
 Area (Acres): 1.21 Area (SF): 52,708

Describe relevant site details below:
 An irregular shaped tract of land located at the intersection of Veterans Drive and Commercial Street. The site has a level topography

The following utilities and services are available to this site:

Electricity ☒ Water ☒
 Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

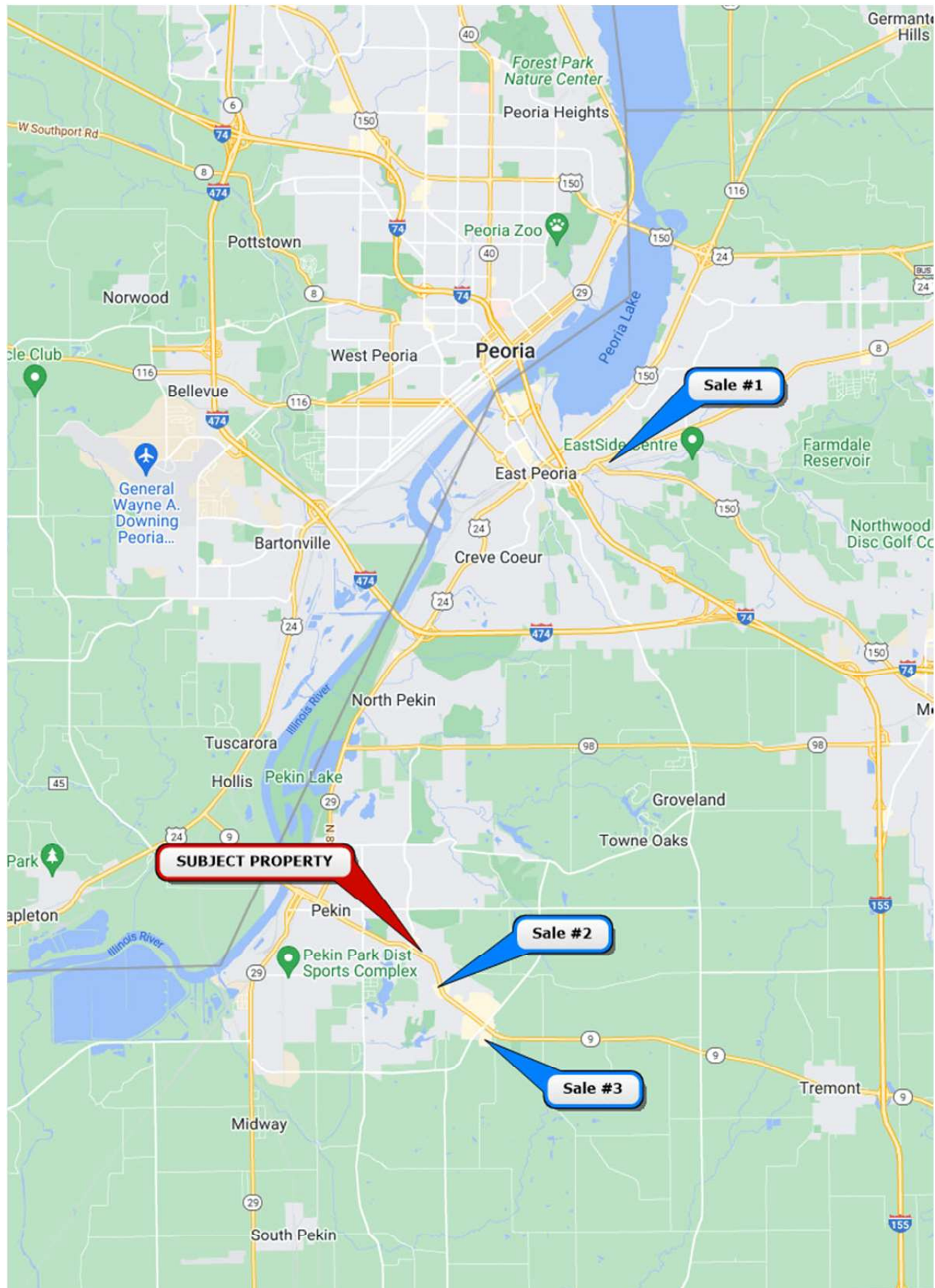
Describe relevant building improvement details below:
 None

Describe relevant site improvement details below:
 None

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
 The property was purchased for development of a restaurant.



In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed the following services regarding the subject property within the three-year period preceding acceptance of this assignment appraisal
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 2 as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal \$8,500 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on addendum to this certificate and, by reference, are made a part hereof.



Appraiser Name: Randall L. Neff, MAI, SRA
License Type: Certified General Real Estate Appraiser

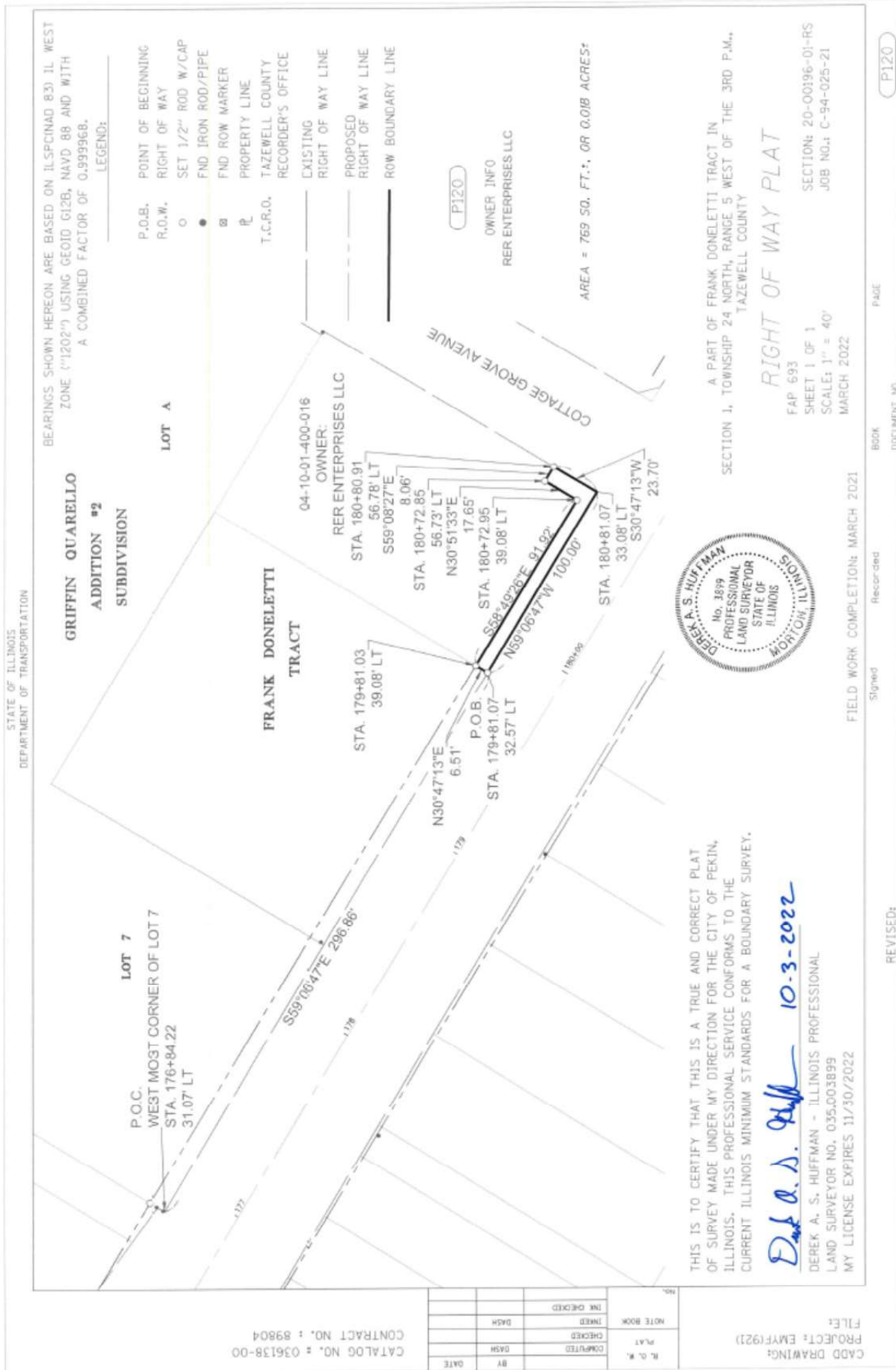
Appraiser Signature
IL License # 553.001153 Expires: 09/30/2023

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)

In addition to the certifications previously presented, I further certify that:

The reported analyses, opinions, and conclusions of this report have been prepared in conformity with the requirements of the Code of Professional Ethics, and the Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of appraisal, Randall L. Neff, MAI, SRA has completed the requirements of the continuing education program of the Appraisal Institute.



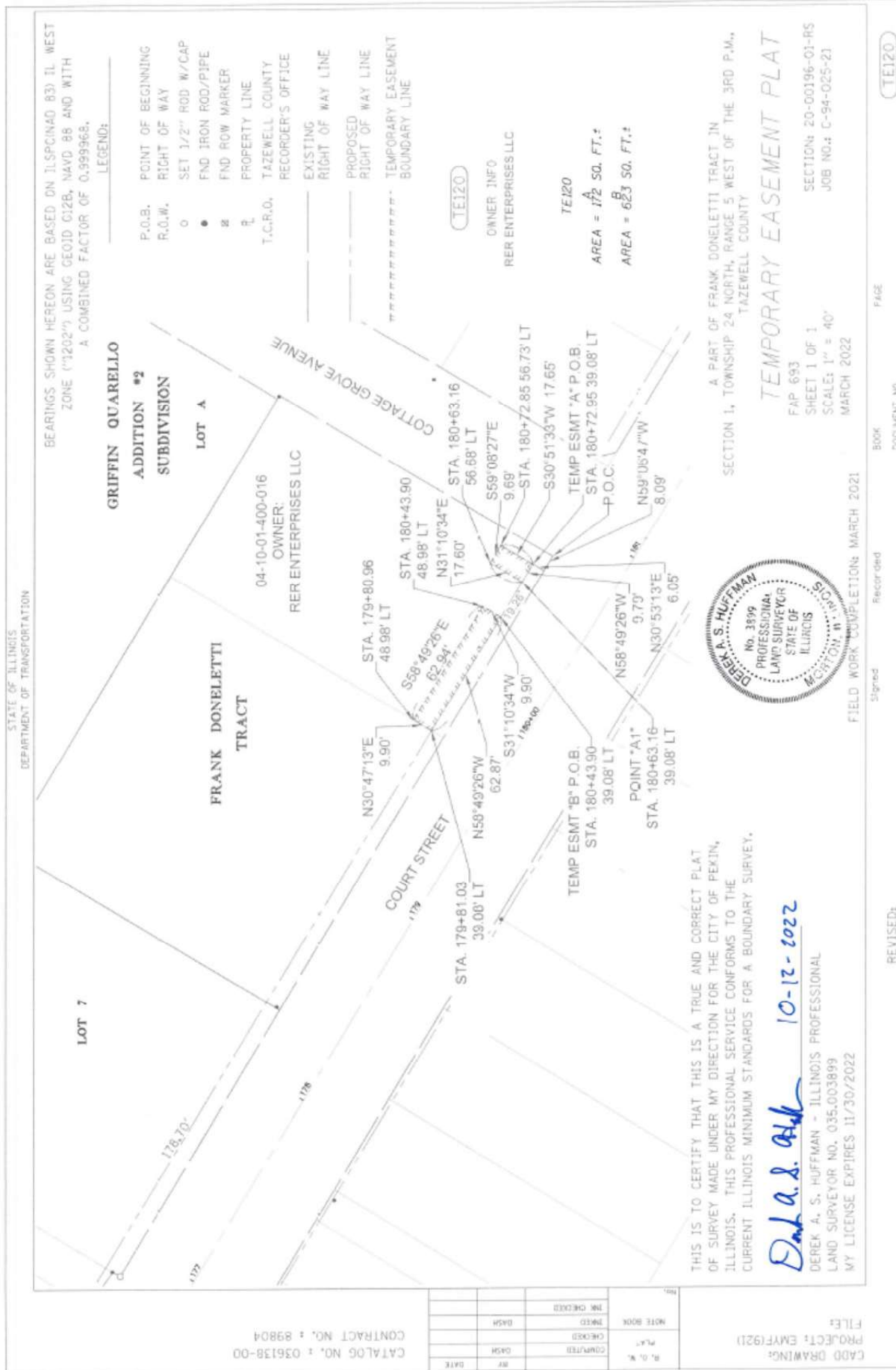
RER ENTERPRISES LLC
 C-94-025-21
 P120
 04-10-01-400-016
 WARRANTY DEED

A PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS.

BEGINNING AT THE WEST MOST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE SOUTH 59 DEGREES 06 MINUTES 47 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 296.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;

FROM THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, 6.51 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 91.92 FEET TO A SET IRON ROD WITH CAP; THENCE NORTH 30 DEGREES 51 MINUTES 33 SECONDS EAST, 17.65 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 59 DEGREES 08 MINUTES 27 SECONDS EAST, 8.06 FEET TO A SET IRON ROD WITH CAP ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTH 30 DEGREES 47 MINUTES 13 SECONDS WEST ALONG SAID EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE, 23.70 FEET TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND CONTAINS 769 SQUARE FEET, MORE OR LESS, OR 0.018 ACRES, MORE OR LESS.



RER ENTERPRISES LLC
 C-94-025-21
 TE120
 04-10-01-400-016
 TEMPORARY EASEMENT

PART OF "FRANK DONELETTI" TRACT BEING RECORDED IN PLAT BOOK J, PAGE 13 IN THE TAZEWELL COUNTY RECORDERS OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

TEMPORARY EASEMENT "A":

COMMENCING AT THE SOUTHEAST CORNER OF SAID "FRANK DONELETTI" TRACT; SAID POINT BEING ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 59 DEGREES 06 MINUTES 47 SECONDS WEST, 8.09 FEET; THENCE NORTH 30 DEGREES 53 MINUTES 13 SECONDS EAST, 6.05 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "A":

FROM THE POINT OF BEGINNING, THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 9.79 FEET TO POINT "A1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 17.60 FEET THENCE SOUTH 59 DEGREES 08 MINUTES 27 SECONDS EAST, 9.69 FEET; THENCE SOUTH 30 DEGREES 51 MINUTES 33 SECONDS WEST, 17.65 FEET TO THE POINT OF BEGINNING, CONTAINING 172 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "B":

COMMENCING AT POINT "A1" (AS SHOWN ON THE ATTACHED EXHIBIT), THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 19.26 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "B":

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 62.87 FEET; THENCE NORTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, 9.90 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 62.94 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 9.90 FEET TO THE POINT OF BEGINNING, CONTAINING 623 SQUARE FEET, MORE OR LESS.

AS SHOWN ON THE ATTACHED PLAT.

Attachment: Exhibit C - Appraisal (3534 : Ordinance No. 4067-23/24 Approve Purchase of Property at 2125 & 2113 Court Street)



REQUEST FOR COUNCIL ACTION

Agenda Date: June 5, 2023
To: Council Members
From: Josie Esker, City Engineer

AGENDA ITEM: Ordinance No. 4068-23/24 Approve Purchase of Property at 2020 Court Street

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: This agreement is to approve the purchase of property at 2020 Court Street at Walgreens. The City needs a strip of land along Court Street in order to construct wider sidewalks along this corridor. The City obtained an appraisal, as shown in Exhibit B, stating that the value of this land is \$24,600.00. The City offered \$24,600.00 for the land, and the owner accepted. Council previously approved the purchase of property under ordinance 4054 to purchase the land for \$24,600.00. However, staff was unable to get the tenant consent from Walgreens signed, which is required by IDOT.

Staff has negotiated a new agreement with the property owners and Walgreens. In lieu of payment for the property purchase, the owner and Walgreens would like a new driveway entrance to be installed off of Court Street. Staff estimates the driveway entrance will be approximately the same cost as the original agreement of \$24,600.00. The entrance will be right in, right out in order to address the safety concerns of the City Engineer. The plan sheet showing the next entrance is attached to the agreement as shown in Exhibit A. Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount: \$24,600.00
 Line Item: 445-041-580200
 Budgeted Amount: \$800,000.00
 Remaining Funds: \$713,350.00

IMPACT IF APPROVED: The property will be purchased.

IMPACT IF DENIED: The property will not be purchased.

ALTERNATIVES:

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Date:

Ordinance No. 4068-23/24 Approve Purchase of Property at 2020 Court Street

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City desires to purchase a portion of the property at 2020 Court Street, more particularly described in Exhibit A attached hereto, to use as additional right-of-way for the Court Street Rehabilitation project (the "Property"); and

WHEREAS, the City has negotiated the acquisition of such Property under the terms and conditions set forth in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The findings and recitations set forth above are adopted and found to be true and correct.

Section 2. The acquisition of the Property in exchange for the City installing a new driveway entrance on the premises and under such further terms and conditions set forth in Exhibit A is approved, subject to confirmation by the City Attorney that such purchase shall result in clear and marketable title to the Property. Such confirmation shall be in the form of a title commitment and issuance of an owner's title insurance policy by a reputable title company, or such other confirmation as the City Attorney deems sufficient and appropriate.

Section 3. Upon confirmation that the owner of the Property can grant clear and marketable title thereto to the City, the City Engineer is directed to install the driveway entrance, as set forth in Exhibit A, and the Mayor and the City Clerk are authorized to execute and attest to any documents necessary to effectuate the transfer of title of the Property to the City.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR COUNCIL ACTION

Agenda Date: June 5, 2023
To: Council Members
From: Josie Esker, City Engineer

AGENDA ITEM: Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street

ACTION REQUESTED: Approve and Adopt the Ordinance.

DESCRIPTION: This resolution is to approve the purchase of property at 1901 Court Street at Mineral Springs Motel. The City needs a strip of land along Court Street in order to construct wider sidewalks along this corridor. The City obtained an appraisal, as shown in Exhibit B, stating that the value of this land is \$11,700.00. The City offered \$11,700.00 for the land, and the owner made a firm counter offer of \$20,000.00. She also wants to have an Alta survey performed, which will cost approximately \$5,000.00. This land purchase is coming before council because it exceeds the spending authority of the City Engineer for land purchases on this project and because it is significantly over the appraised value. Staff recommends approval.

FINANCIAL IMPACT:

Requested Amount: \$25,000.00
 Line Item: 445-041-580200
 Budgeted Amount: \$800,000.00
 Remaining Funds: \$713,350.00

IMPACT IF APPROVED: The property will be purchased.

IMPACT IF DENIED: The property will not be purchased.

ALTERNATIVES:

REQUIRED SIGNATURES

Finance Department (Certification of Availability of Funds):

Date:

City Manager:

Date:

Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street

WHEREAS, the City of Pekin is a home rule municipality as described in Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City of Pekin, as a home rule municipality, may exercise power and perform any function pertaining to its government and affairs, including, but not limited to, the power to legislate for the protection of the public health, safety, and welfare; and

WHEREAS, the City desires to purchase a portion of the property at 1901 Court Street, more particularly described in Exhibit A attached hereto, to use as additional right-of-way for the Court Street Rehabilitation project (the "Property"); and

WHEREAS, the City further requires a temporary construction easement across the Property for purposes of performing work related to the project; and

WHEREAS, the City has negotiated the purchase of such Property and the grant of a temporary easement under the terms and conditions set forth in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The findings and recitations set forth above are adopted and found to be true and correct.

Section 2. The purchase of the Property for the purchase price of \$17,900.00 and under such further terms and conditions set forth in Exhibit A is approved, subject to confirmation by the City Attorney that such purchase shall result in clear and marketable title to the Property. Such confirmation shall be in the form of a title commitment and issuance of an owner's title insurance policy by a reputable title company, or such other confirmation as the City Attorney deems sufficient and appropriate.

Section 3. The payment of \$2,100 in consideration for a grant of a temporary construction easement to the City, as set forth in Exhibit A, is approved.

Section 3. Upon confirmation that the owner of the Property can grant clear and marketable title thereto to the City, the Finance Director is directed to release funds necessary to pay the agreed purchase price for the Property and for the temporary construction easement, as set forth in Exhibit A, and the Mayor and the City Clerk are authorized to execute and attest to any documents necessary to effectuate the transfer of title of the Property and grant of the temporary construction easement to the City.

ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Pekin this _____ day of _____, 20____.

MAYOR

ATTEST:

CITY CLERK

Valuation Finding Appraisal

Route	FAP 693	Project	Court Street	☒ Original
Section	20-00196-01-RS	Job No.	C-94-025-21	☐ Supplemental No. _____
County	Tazewell	Parcel	16	Unit _____

This report is being prepared under the jurisdiction of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 as amended (Uniform Act) and as regulated by 49 CFR Part 24. In compliance with Standard 2 of USPAP, this is a Restricted Appraisal Report and is intended only for use by the client and not intended for any other users. The intended use of the valuation is to assist the client in acquiring a portion of the subject property as the basis for an offer for the rights to be acquired only. Based on the review of available data, the valuation problem is uncomplicated.

1. Owner's Name, Address and Telephone: Shree Shiva, LLC 1901 Court Street, Pekin, Illinois 61554
2. Interview Record: Sunni and Jaimi Patel
3. Tenant's Name, Address and Telephone: Short term rentals
4. Identification of Property: 1901 Court Street, Pekin, Illinois 61554 (Parcel ID# 04-10-01-310-007)
5. Inspection Date: March 29, 2023
6. By: Randall L. Neff
7. Zoning: B-3 General Business District
8. Highest and Best Use: Commercial Development
9. Area of Whole: 64,033 sf (ac./s.f.) Existing ROW (Dedication): _____ (ac./s.f.)
 Total ROW: 1,276 sf (ac./s.f.) Permanent Easement: _____ (ac./s.f.)
 Net New ROW: 1,276 sf (ac./s.f.) Temporary Easement: 902 sf (ac./s.f.)
 Area of Remainder: 62,757 sf (ac./s.f.)
10. Sales Considered: See attached
11. Fair Market Value of the Whole Property: (land and land improvements only) \$480,000
12. Fair Market Value of Property Acquired (including improvements) as Part of the Whole: \$9,600
13. List Improvements and Type of Land in Taking: Asphalt paving and grass
14. Fair Market Value of the Remainder as Part of the Whole Before Taking: \$470,400
15. Fair Market Value of the Remainder After the Taking as will be affected by contemplated improvements: \$470,400
16. Damages to the Remainder (including any cost to cure): \$0
17. List Items of Damage: _____
18. Compensation for P.E. (include remarks): _____ \$N/A
19. Compensation for T.E. (include remarks): _____ \$2,100
20. **Total Compensation** \$11,700

Certified General
553.001153

Randall L. Neff

Randall L. Neff, MAI, SRA

April 5, 2023
Date

Lic. Type & No.

09/30/2023
Exp. Date

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

21. TYPE OF REPORT

6.3.a

The Restricted Appraisal Report includes a statement of the descriptive information and the appraiser's opinions and conclusions set forth in the report may not be understood properly without the supporting data and additional information retained in the appraiser's work file.

22. IDENTIFICATION OF THE CLIENT AND INTENDED USERS

Hanson Professional Services, is an agent of the client, City of Pekin. The only intended users are the client, City of Pekin.

23. INTENDED USE OF THE VALUATION

The intended use of the valuation is to assist the client in acquiring a portion of the subject property and three temporary easement tracts as the basis for an offer for the rights to be acquired only. The acquired property will be used for Court Street road improvements project.

24. TYPE AND DEFINITION OF VALUE

The purpose of this valuation is to estimate the Market Value of the portion of the subject property being acquired and the definition of market value follows:

Definition of Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken (Illinois Pattern Jury instructions).

25. EFFECTIVE DATE OF VALUATION/DATE OF REPORT

The effective date of the valuation is March 29, 2023 and the date of the report is April 5, 2023.

26. SCOPE OF WORK

The client requires this appraisal assignment to comply with the Uniform Act and its implementing regulation 49 CFR Part 24, the Uniform Standards of Professional Appraisal Practice (USPAP), IDOT's Land Acquisition Policies and Procedures Manual, and any applicable state laws.

The purpose of the valuation is to assist the client in acquiring a portion of the subject property and three temporary easement tracts as the basis for an offer for the rights to be acquired. The only intended user is the client as stated above. A copy of the appraisal is given to the property owner; however, this is based upon IDOT's policy and the owner is not an intended user. In order to complete my assignment, I have viewed the subject property and the proposed acquisition area. I have researched land sales in the general area and the property interest appraised is fee simple estate. I have considered the location of the property, size and current use. I have reviewed any zoning classification of the property by the City of Pekin. I have reviewed the most recent title work provided by the client and any known or observed encumbrances are listed as follows: typical utility easements. The title report is retained in the workfile. The subject property has been identified by the attached parcel plat and identified as shown on page 1.

The subject property is improved with a 32 unit motel known as the Mineral Springs Motel. The proposed acquisition is located along the Court Street frontage of the property and does not impact the building improvements. For purposes of this assignment, the valuation of the property includes the land only. Reference for land only valuations is found in the Illinois Department of Transportation Land Acquisition Policies and Procedure Manual (page 3-23).

In completing the assignment, a systematic procedure in investigating the subject property and market data is followed. The subject property and surrounding market area were viewed on March 29, 2023. The property owner or designated representative was present at the time of inspection. The property owner is concerned about the proximity of the proposed right of way to the building in the southeast corner of the property. If the owner or designated representative was not present an explanation is required in the certification. The Market data relative to the market area, subject property, and highest and best use of the property was collected and verified through multiple sources, including the multiple listing service, public records, buyers and sellers, and other appropriate sources. In this assignment, the following approach (es) to value was utilized Sales Comparison Approach. If more than one approach to value was utilized, then a sufficient analysis and reconciliation of approaches to value used is needed to support the appraiser's opinion of value. The cost

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

approach and income capitalization approach are not applied in the valuation because the subject property, for the assignment, is land.

6.3.a

In order to estimate the compensation to the owner for the proposed acquisition, I have researched sales in the general market area. I have attached comparable sales to this appraisal. Consideration has been given to the location of the proposed acquisition and the contributory value of any improvements in the proposed acquisition area. A description of the remainder has been included on the following page; damages to the remainder including cost to cure, if any, have been included in this valuation. Support for any cost to cure damages is retained in the work file.

The valuation is premised on an extraordinary assumption and hypothetical condition as defined by Uniform Standards of Professional Appraisal Practice. The value of the remainder is premised on the condition that the part taken and remainder are as proposed. The value is also premised on the assumption that the project is completed as proposed. Please be advised that use of the extraordinary assumption and hypothetical condition might have an impact on the assignment results.

27. FARMLAND PRESERVATION ACT

Preservation Act (pertains to fee takings and permanent easements): N/A CL _____ OC _____ HL _____
PL _____ FL _____ FS _____ RL _____ OL _____

28. STATEMENT OF CONTINGENT OR LIMITING CONDITIONS: ☒ Yes ☐ No If yes, include in report.

29. PERSONAL PROPERTY

Any personal property within the proposed acquisition is not valued in this appraisal but is listed as follows: None

30. HIGHEST AND BEST USE

The present use of the subject is a 32 unit motel occupied by Mineral Springs Motel. The valuation assignment is not complicated and a brief description of the analysis of the highest and best use of the subject property is as follows:

The highest and best use analysis includes two studies; highest and best use of the property as a vacant site and the highest and best use of the property as improved. The highest and best use study of the property as a vacant site disregards any improvements on the land. In both studies, the ideal improvement is determined.

It is my opinion the highest and best use of the land is commercial development. The improvements contribute value to the property and the highest and best use of the property is as improved.

31. SALES AND LISTING HISTORY OF THE PROPERTY

According to public records and confirmed with the property owner, the property sold in November, 2021 for \$507,501. To my knowledge, the property is not listed for sale or under contract.

32. DESCRIPTION OF SUBJECT PROPERTY BEFORE ACQUISITION

The subject property is located on the north side of Court Street, one block northwest of the intersection of Court Street and Parkway Drive. The land area of the site is estimated to be 64,033 square feet. The public records and Tazewell County GIS indicate that the land size of the property is 1.6 acres or 69,696 square feet. However, according to the client, the westerly portion of the property included in the GIS is not a part of the subject property. Therefore, the land size is based on the Tazewell County GIS measuring tool. See the aerial view included in the report for visual reference.

The property has frontage on Court Street and access to the property is from Court Street. The topography of the property is sloping. The property is located in Zone X (area of minimal hazard) as indicated by FEMA map panel 17179C 0200E, dated February 17, 2017.

All public utilities are available to the property, including water, sewer, natural gas and electricity. The average daily traffic along Court Street is 18,500. Court Street is a four lane street with center turn lane, curb and sidewalk. The zoning classification of the property is B-3 General Business District. The parcel identification number of the property is 04-10-0310-007.

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

The sales comparison approach is applied in the valuation of the whole property. Descriptions of the comparable included in the report. All three comparable sales are located in Tazewell County. Comparable sale #1 is located in East Peoria and comparable sales #2 and #3 are located in Pekin. Comparable sales #1 and #2 sold for \$8.74 and \$7.07 per square foot, respectively. Comparable sale #3 sold for \$8.54 per square foot. The comparable sales are analyzed for the overall comparability to the subject in the development of the opinion of value. Based on the analysis of the sales data, it is my opinion the value of the whole (land and land improvements only) is \$480,000.

33. DESCRIPTION OF PART TO BE ACQUIRED

The proposed right of way is located along the Court Street frontage of the property. The point of beginning is located at Station 164+50.21 on the existing right of way, 259.28 feet from the east property line. From the point of beginning, the proposed right of way increases to a depth of 7.04 feet on the east property line. The total land area of the proposed right of way is 1,276 square feet. The land area in the proposed right of way consists of grass and asphalt paving. The sign is also located in the proposed right of way. According to the client, the relocation of the sign will be addressed in the negotiation process. It is my opinion the value of the part taken, including contributory value of any improvements, is \$9,600.

34. DESCRIPTION OF SUBJECT PROPERTY (REMAINDER) AFTER ACQUISITION

The remainder property is similar to the whole, except for a reduction in size of 1,276 square feet. The land size of the remainder is estimated to be 62,757 square feet, representing a reduction in size of approximately two percent. The shape of the remainder is similar to the whole. The highest and best use of the remainder is the same as the whole. Access to the remainder is the same as the whole.

35. DESCRIPTION OF THE PERMANENT EASEMENT

A permanent easement is not proposed for the property.

36. DESCRIPTION OF THE TEMPORARY EASEMENT

Three temporary easement tracts are proposed for the property. The temporary easement tracts are identified as Tract A and C. Tract A is located in the southeasterly corner of the property at one of the Court Street access points. The point of beginning of Tract A is located at Station 167+06.31. The land area of Tract A is 432 square feet. The land area in Temporary Easement Tract A consists of asphalt paving.

Tract B is located in the middle of the property along the proposed right of way near the existing sign. The land area of Tract B is 69 square feet. Tract B consists of asphalt paving.

Tract C is located at the northwesterly Court Street access point to the property. The point of beginning of Temporary Easement Tract C is located at Station 164+93.61. The land area of Tract C is 401 square feet. The land area in Temporary Easement Tract C consists of asphalt paving and grass.

The total land area of the three temporary easement tracts is 902 square feet. The term of the temporary easements is for 5 years. The purpose of the temporary easements tracts is for entrance and sidewalk construction. Paving improvements located within the easement areas will be replaced in kind. Damages to the remainder property outside the easement are, if any, as a result of the temporary easement are described as follows: None

In estimating compensation for the temporary easement, the value of the land area before and after the imposition of the easement is analyzed. In addition, the value of the land area outside of the easement before and after the imposition of the easements is analyzed. It is my opinion compensation for the temporary easement is \$2,100.

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Northeast

Description: West Section of Building



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Northeast

Description: Two Story Section of Building

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Two Story Section of Building



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	North

Description: East Section of Building

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusu features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Proposed Right of Way and Temporary Easement Tract A



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Proposed Right of Way and Temporary Easement Tract B

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusu features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Proposed Right of Way



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Temporary Easement Tract C

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Southeast

Description: Court Street



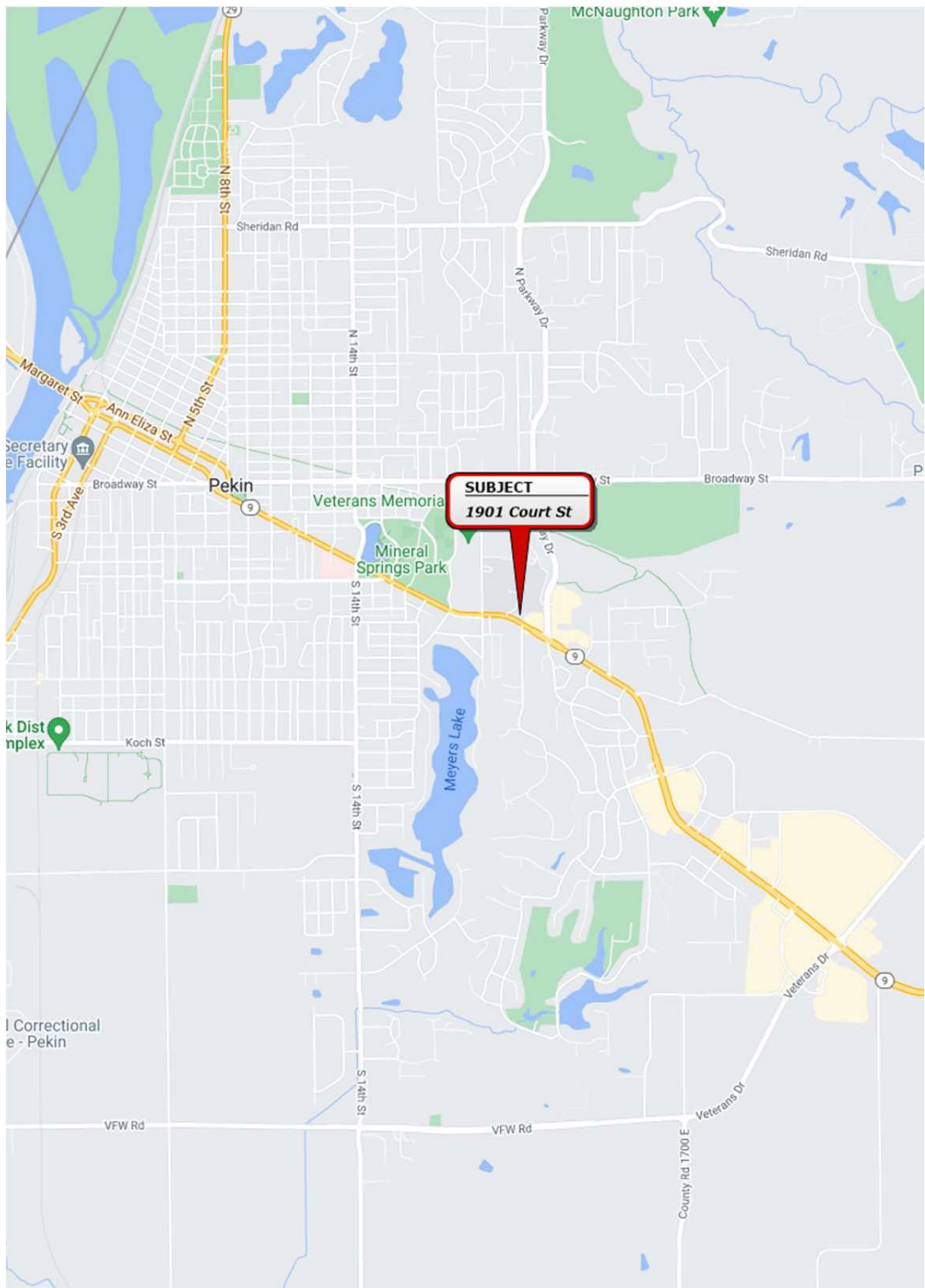
Date of Photograph:	March 29, 2023
Photograph By:	Randall Neff
Camera Facing:	Northwest

Description: Court Street

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)



Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)



Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)



Comparable Sale No.:		1	
Seller:		Richard and Teri Cook	
Purchaser:		Peoria Ice Cream Company	
Sale Date:		August, 2022	
County:		Tazewell	
Deed Type:	Warranty Deed	Document Number:	2022-00012730
Verified Sale Price:		\$290,000	
Unit Price (if applicable):		\$8.74 per SF of Land Area	
Zoning:		B-2 Business District	
Highest and Best Use:		Commercial Development	
Property Rights Conveyed:		Fee Simple	
Financing:		Market Financing (or Cash)	
Conditions of Sale:		Market / Arm's-Length	

Name of party to the transaction with whom this sale was verified: Richard Cook/Seller
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (October, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (October, 2022)
 Secondary data sources used to verify this sale: Public Records, Newspaper
 Additional comments on verification process (if applicable): N/A

Address: 101-103-105 Keayes Avenue
 PIN(s): 01-01-33-406-004, 005, 006, 007, and 011
 Location Description: East Peoria, Illinois 61611
 Legal Description: Joseph Schertz Addition Lot 8, 9, 10, 11 and Sublot A, B and C

Description of the Land
 Area (Acres): 0.76 Area (SF): 33,174

Describe relevant site details below:
 Irregular shaped lot located at the intersection of Keayes, Washington, Schertz and Bower.

The following utilities and services are available to this site:

Electricity ☒ Water ☒
 Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

Describe relevant building improvement details below:
 None

Describe relevant site improvement details below:
 None

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):



Comparable Sale No.: 2			
Seller:		Busey Bank	
Purchaser:		Beck Oil Company of Illinois	
Sale Date:		November, 2018	
County:		Tazewell	
Deed Type:	Warranty Deed	Document Number:	2018-00015499
Verified Sale Price:		\$260,000	
Unit Price (if applicable):		\$7.07 per SF of Land Area	
Zoning:		B-3 General Business	
Highest and Best Use:		Commercial Development	
Property Rights Conveyed:		Fee Simple	
Financing:		Market Financing (or Cash)	
Conditions of Sale:		Market / Arm's-Length	

Name of party to the transaction with whom this sale was verified: Seller/buyer representative unsuccessful
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (November, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (November, 2022)
 Secondary data sources used to verify this sale: Public Records, Newspaper
 Additional comments on verification process (if applicable): Verification with seller/buyer was unsuccessful

Address: 2900 Court Street
 PIN(s): 10-10-12-216-009
 Location Description: Pekin, Illinois 61554
 Legal Description: Sunset Hills Extension 10 Lot B of Lot 1

Description of the Land
 Area (Acres): 0.84 Area (SF): 36,784
 Describe relevant site details below:
 Rectangular site located on the southwest corner of Court Street and Valle Vista Boulevard.

The following utilities and services are available to this site:
 Electricity ☒ Water ☐
 Gas ☒ Sanitary Sewer ☒
 Comments:

Allocation of Value (if applicable):

Value Allocated to Land
 Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

Describe relevant building improvement details below:
 Branch bank building

Describe relevant site improvement details below:
 Parking lot

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
 The site was improved with a branch bank on the sale date. The building was demolished and the site was redeveloped with a car wash.



Comparable Sale No.: 3		
Seller: East Court Village, LLC		
Purchaser: La Fiesta of Pekin, Inc.		
Sale Date: March, 2021		
County: Tazewell		
Deed Type:	Warranty Deed	Document Number: 2021-00005099
Verified Sale Price: \$450,000		
Unit Price (if applicable): \$8.54 per SF of Land Area		
Zoning: B-3 General Business District		
Highest and Best Use: Commercial Development		
Property Rights Conveyed: Fee Simple		
Financing: Market Financing (or Cash)		
Conditions of Sale: Market / Arm's-Length		

Name of party to the transaction with whom this sale was verified: Ken Diana of Cullinan Properties
 Name of appraiser(s) who verified this sale (date sale was verified): Randall Neff (December, 2022)
 Name of appraiser(s) who inspected this sale (date of inspection): Randall Neff (December, 2022)
 Secondary data sources used to verify this sale: Public Records, Transfer Declaration
 Additional comments on verification process (if applicable): None

Address: 100 Commercial Street
 PIN(s): 11-11-07-310-001
 Location Description: Pekin, Illinois 61554
 Legal Description: East Court Village Sub Lot 6

Description of the Land
 Area (Acres): 1.21 Area (SF): 52,708

Describe relevant site details below:
 An irregular shaped tract of land located at the intersection of Veterans Drive and Commercial Street. The site has a level topography

The following utilities and services are available to this site:

Electricity ☒ Water ☒

Gas ☒ Sanitary Sewer ☒

Comments:

Allocation of Value (if applicable):

Value Allocated to Land

Unit Value of Land Select Dropdown

Description of the Improvements (if applicable)

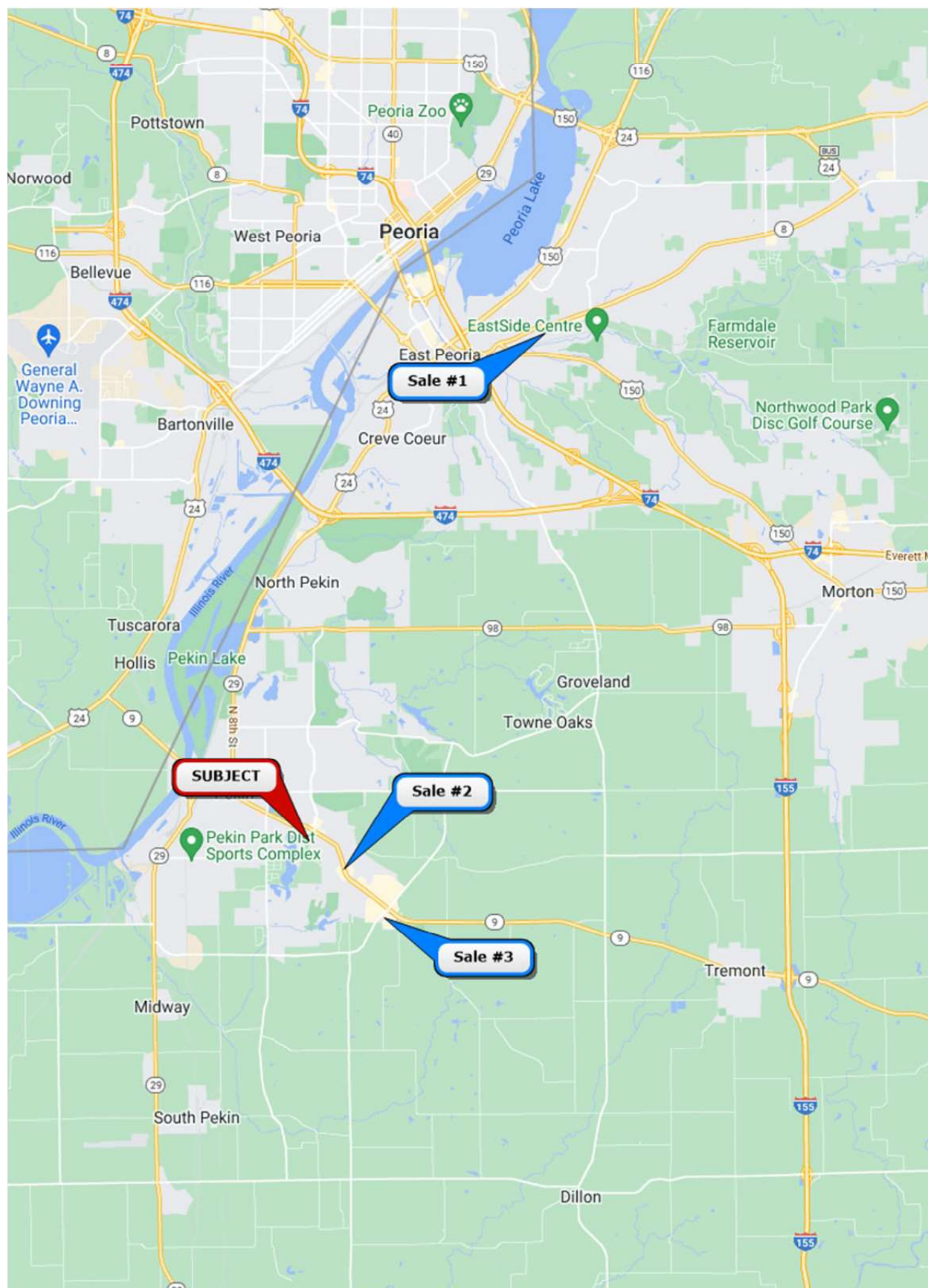
Describe relevant building improvement details below:
 None

Describe relevant site improvement details below:
 None

Allocation of Value (if applicable):

Value Allocated to Improvements

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
 The property was purchased for development of a restaurant.



Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my person impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed the following services regarding the subject property within the three-year period preceding acceptance of this assignment appraisal
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 2 as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal \$11,700 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on addendum to this certificate and, by reference, are made a part hereof.



Appraiser Name: Randall L. Neff, MAI, SRA
License Type: Certified General Real Estate Appraiser

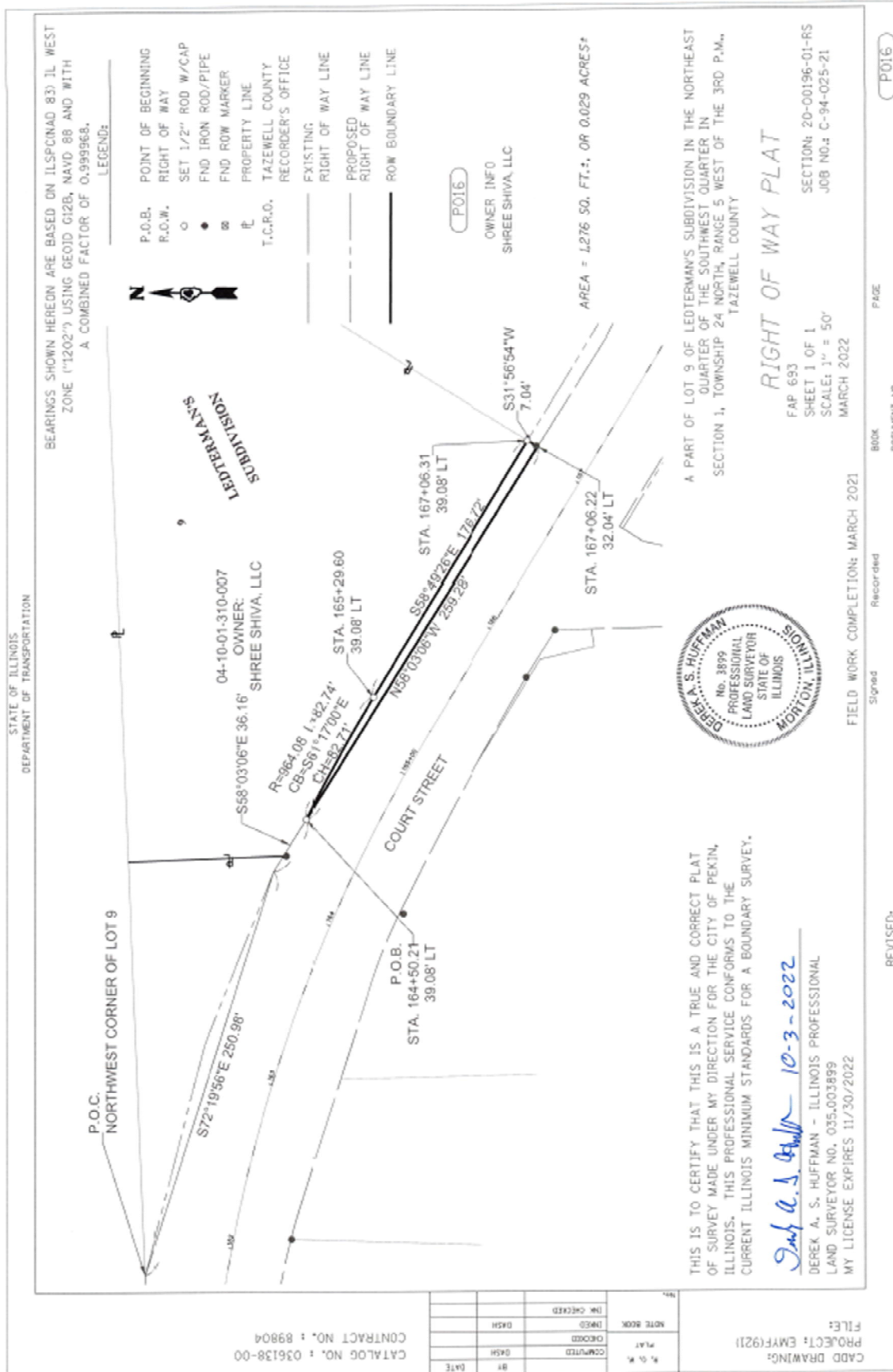
Appraiser Signature
IL License # 553.001153 Expires: 09/30/2023

Attachment: Exhibit B - Appraisal (3538 : Ordinance No. 4069-23/24 Approve Purchase of Property at 1901 Court Street)

In addition to the certifications previously presented, I further certify that:

The reported analyses, opinions, and conclusions of this report have been prepared in conformity with the requirements of the Code of Professional Ethics, and the Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of appraisal, Randall L. Neff, MAI, SRA has completed the requirements of the continuing education program of the Appraisal Institute.



SHREE SHIVA LLC
 C-94-025-21
 P016
 04-10-01-310-007
 WARRANTY DEED

PART OF LOT 9 OF LEDTERMAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEING RECORDED IN PLAT BOOK U, PAGE 353 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; (THE NEXT TWO COURSES BEING ALONG SAID RIGHT-OF-WAY LINE) THENCE SOUTH 72 DEGREES 19 MINUTES 56 SECONDS EAST, 250.98 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 06 SECONDS EAST, 36.16 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 82.74 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 61 DEGREES 17 MINUTES 00 SECONDS EAST, A CHORD LENGTH OF 82.71 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 176.72 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 31 DEGREES 56 MINUTES 54 SECONDS WEST, 7.04 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 58 DEGREES 03 MINUTES 06 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 259.28 FEET TO THE POINT OF BEGINNING.

THE SAID TRACTS OF LAND CONTAIN 1,276 SQUARE FEET, MORE OR LESS, OR 0.029 ACRES, MORE OR LESS.



SHREE SHIVA LLC
 C-94-025-21
 TE016
 04-10-01-310-007
 TEMPORARY EASEMENT

PART OF LOT 9 OF LEDTERMAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEING RECORDED IN PLAT BOOK "U", PAGE 353 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

TEMPORARY EASEMENT "A":

COMMENCING AT THE SOUTHWEST CORNER OF LOT B OF LEDTERMAN'S SUBDIVISION IN SAID PLAT BOOK "U", PAGE 353; THENCE NORTH 31 DEGREES 56 MINUTES 54 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT B, 7.04 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "A":

FROM THE POINT OF BEGINNING, THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 41.74 FEET TO POINT "A1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 10.33 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 41.88 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 54 SECONDS WEST, 10.33 FEET TO THE POINT OF BEGINNING, CONTAINING 432 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "B":

COMMENCING AT POINT "A1", THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 95.02 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "B":

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 7.70 FEET TO POINT "B1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 8.97 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 7.70 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 8.97 FEET TO THE POINT OF BEGINNING, CONTAINING 69 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "C".

COMMENCING AT POINT "B1"; THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 32.25 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 82.74 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 61 DEGREES 16 MINUTES 57 SECONDS EAST, A CHORD LENGTH OF 82.71 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 45.23 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 62 DEGREES 23 MINUTES 49 SECONDS WEST, A CHORD LENGTH OF 45.23 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 06 SECONDS WEST, 13.49 FEET; THENCE NORTH 25 DEGREES 45 MINUTES 33 SECONDS EAST, 5.57 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 971.08 FEET AND AN ARC LENGTH OF 58.64 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 62 DEGREES 48 MINUTES 21 SECONDS EAST, A CHORD LENGTH OF 58.63 FEET; THENCE SOUTH 25 DEGREES 45 MINUTES 33 SECONDS WEST, 7.01 FEET TO THE POINT OF BEGINNING, CONTAINING 401 SQUARE FEET, MORE OR LESS.

Owner Shree Shiva LLC
 Address 1901 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. P016
 P.I.N. No. 04-10-01-310-007
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

WARRANTY DEED
(Limited Liability Company) (Non-Freeway)

Shree Shiva LLC, a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Seventeen Thousand Nine Hundred and 00/100 Dollars (\$17,900.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, grants, conveys, and warrants to the City of Pekin, (Grantee), the following described real estate:

See attached legal description.

situated in the County of Tazewell, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this 25 day of May, 2023.

Shree Shiva LLC
Company Name

By: Jaimitaben Patel
Signature

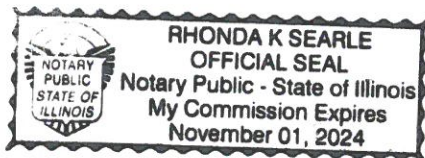
Jaimitaben Patel, manager
Print Name and Title

State of Illinois)

County of Tazewell) ss)

This instrument was acknowledged before me on May 25, 2023, by
Jaimitaben Patel, as manager
of Shree Shiva LLC.

(SEAL)



Rhonda K Searle
Notary Public

My Commission Expires: 11/01/24

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

May 30, 2023
Date

Rhonda K Searle
Buyer, Seller or Representative

This instrument was prepared by and after
recording, mail this instrument and future tax bills to:

City of Pekin
ATTN: City Engineer
111 S. Capitol St.
Pekin, IL 61554

EXHIBIT A

PART OF LOT 9 OF LEDTERMAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEING RECORDED IN PLAT BOOK U, PAGE 353 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; (THE NEXT TWO COURSES BEING ALONG SAID RIGHT-OF-WAY LINE) THENCE SOUTH 72 DEGREES 19 MINUTES 56 SECONDS EAST, 250.98 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 06 SECONDS EAST, 36.16 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 82.74 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 61 DEGREES 17 MINUTES 00 SECONDS EAST, A CHORD LENGTH OF 82.71 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 176.72 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 31 DEGREES 56 MINUTES 54 SECONDS WEST, 7.04 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 58 DEGREES 03 MINUTES 06 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 259.28 FEET TO THE POINT OF BEGINNING.

THE SAID TRACTS OF LAND CONTAIN 1,276 SQUARE FEET, MORE OR LESS, OR 0.029 ACRES, MORE OR LESS.

CADD DRAWING:
PROJECT: EMYF(921)
FILE:

CATALOG NO. : 036138-00
CONTRACT NO. : 89804

R. O. W.	BY	DATE
COMPUTED	DASH	
CHECKED		
INKE	DASH	
INK CHECKED		

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF SURVEY MADE UNDER MY DIRECTION FOR THE CITY OF PEKIN, ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Derik A. S. Huffman 10-3-2022

DEREK A. S. HUFFMAN - ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035.003899
MY LICENSE EXPIRES 11/30/2022



FIELD WORK COMPLETION: MARCH 2021

Signed Recorded

BOOK

DOCUMENT NO.

PAGE

P016

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

P.O.C.
NORTHWEST CORNER OF LOT 9

S72°19'56"E 250.98'

04-10-01-310-007
OWNER:
SHREE SHIVA, LLC

LEDTERMAN'S
SUBDIVISION

BEARINGS SHOWN HEREON ARE BASED ON ILLSPCNAD 83) IL WEST
ZONE ("1202") USING GEOID G12B, NAVD 88 AND WITH
A COMBINED FACTOR OF 0.999968.

LEGEND:



P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
○ SET 1/2" ROD W/CAP
● FND IRON ROD/PIPE
⊠ FND ROW MARKER
P PROPERTY LINE
T.C.R.O. TAZEWELL COUNTY
RECORDERS' OFFICE

EXISTING
RIGHT OF WAY LINE
PROPOSED
RIGHT OF WAY LINE
ROW BOUNDARY LINE

P016

OWNER INFO
SHREE SHIVA, LLC

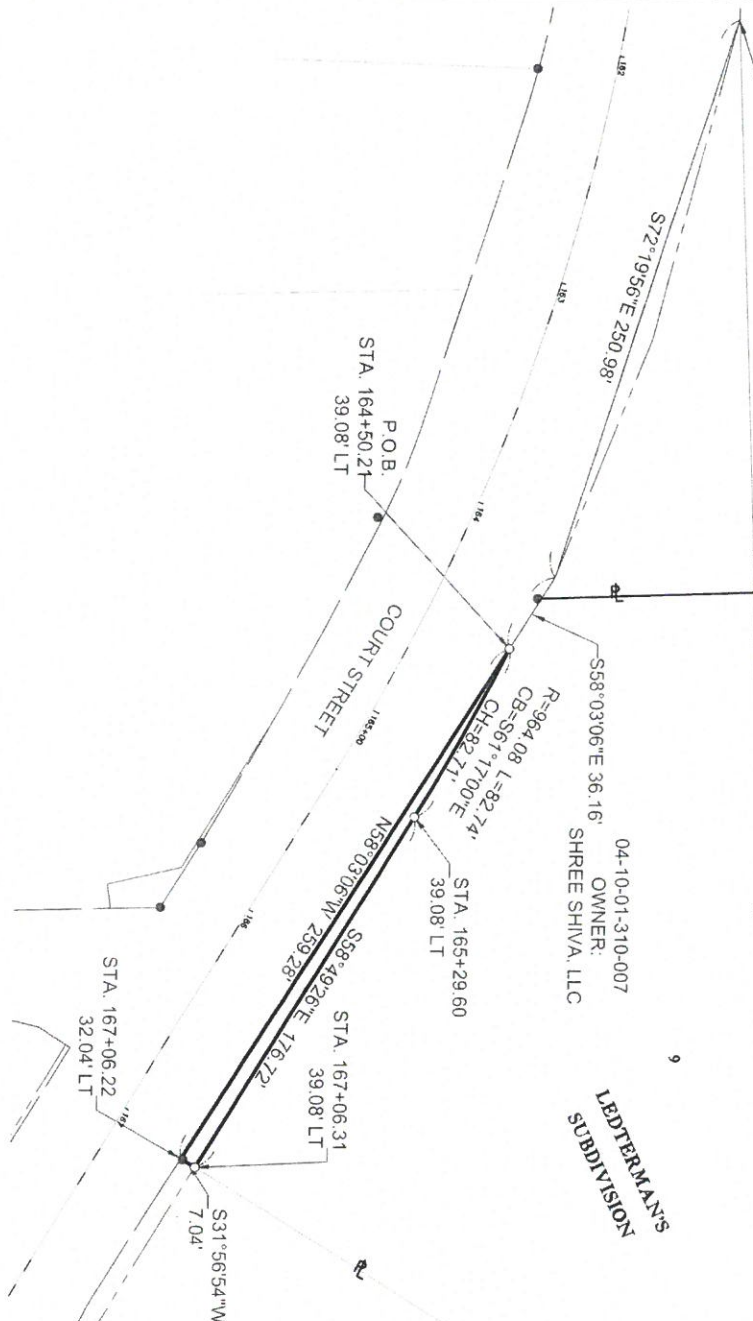
AREA = 1,276 SQ. FT., OR 0.029 ACRES±

A PART OF LOT 9 OF LEDTERMAN'S SUBDIVISION IN THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER IN
SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE 3RD P.M.,
TAZEWELL COUNTY

RIGHT OF WAY PLAT

FAP 693
SHEET 1 OF 1
SCALE: 1" = 50'
MARCH 2022

SECTION: 20-00196-01-RS
JOB NO.: C-94-025-21



Owner Shree Shiva LLC
 Address 1901 Court St
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. P016TE
 P.I.N. No. 04-10-01-310-007
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

TEMPORARY CONSTRUCTION EASEMENT
(Limited Liability Company)

Shree Shiva LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Two Thousand One Hundred and 00/100 Dollars (\$2,100.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said company, hereby represents that Grantor owns the fee simple title to and grants and conveys to the City of Pekin, (Grantee), a temporary construction easement for the purpose of entrance and sidewalk construction, grading, shaping and other roadway purposes, on, over, and through the following described real estate:

See attached legal description.

situated in the County of Tazewell, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate four years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representative, successors and assigns of Grantor.

Dated this 25 day of May, 2023.

Shree Shiva LLC
Company Name

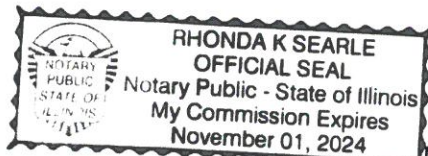
By: Jaimitaben Patel
Signature

Jaimitaben Patel, manager
Print Name and Title

State of Illinois)
County of Tazewell) ss
)

This instrument was acknowledged before me on May 25, 2023, by
Jaimitaben Patel, as manager
of Shree Shiva LLC.

(SEAL)



Rhonda K Searle
Notary Public

My Commission Expires: 11/01/2024

This instrument was prepared by and after
recording return to:

City of Pekin
ATTN: City Engineer
111 S. Capitol St.
Pekin, IL 61554

EXHIBIT A

PART OF LOT 9 OF LEDTERMAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEING RECORDED IN PLAT BOOK "U", PAGE 353 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

TEMPORARY EASEMENT "A":

COMMENCING AT THE SOUTHWEST CORNER OF LOT B OF LEDTERMAN'S SUBDIVISION IN SAID PLAT BOOK "U", PAGE 353; THENCE NORTH 31 DEGREES 56 MINUTES 54 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT B, 7.04 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "A":

FROM THE POINT OF BEGINNING, THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 41.74 FEET TO POINT "A1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 10.33 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 41.88 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 54 SECONDS WEST, 10.33 FEET TO THE POINT OF BEGINNING, CONTAINING 432 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "B":

COMMENCING AT POINT "A1", THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 95.02 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "B":

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 7.70 FEET TO POINT "B1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 8.97 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 7.70 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 8.97 FEET TO THE POINT OF BEGINNING, CONTAINING 69 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "C":

COMMENCING AT POINT "B1"; THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 32.25 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 82.74 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 61 DEGREES 16 MINUTES 57 SECONDS EAST, A CHORD LENGTH OF 82.71 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 45.23 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 62 DEGREES 23 MINUTES 49 SECONDS WEST, A CHORD LENGTH OF 45.23 FEET; THENCE NORTH 58 DEGREES 03

MINUTES 06 SECONDS WEST, 13.49 FEET; THENCE NORTH 25 DEGREES 45 MINUTES 33 SECONDS EAST, 5.57 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 971.08 FEET AND AN ARC LENGTH OF 58.64 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 62 DEGREES 48 MINUTES 21 SECONDS WEST, A CHORD LENGTH OF 58.63 FEET; THENCE SOUTH 25 DEGREES 45 MINUTES 33 SECONDS WEST, 7.01 FEET TO THE POINT OF BEGINNING, CONTAINING 401 SQUARE FEET, MORE OR LESS.

THE SAID TRACTS A, B AND C CONTAIN A TOTAL OF 902 SQUARE FEET, MORE OR LESS.

CADD DRAWING:
PROJECT: EMYF(921)
FILE:

R. O. W.	COMPUTED	BY	DATE
PLAT	CHECKED	DASH	
NOTE BOOK	INKED	DASH	
	INK CHECKED		

CATALOG NO. : 036138-00
CONTRACT NO. : 89804

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF SURVEY MADE UNDER MY DIRECTION FOR THE CITY OF PEKIN, ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

D.A.J. Q/L 4-5-2023

DEREK A. S. HUFFMAN - ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035.003899
MY LICENSE EXPIRES 11/30/2024



FIELD WORK COMPLETION: MARCH 2021

REVISIONS:

REVISIONS:

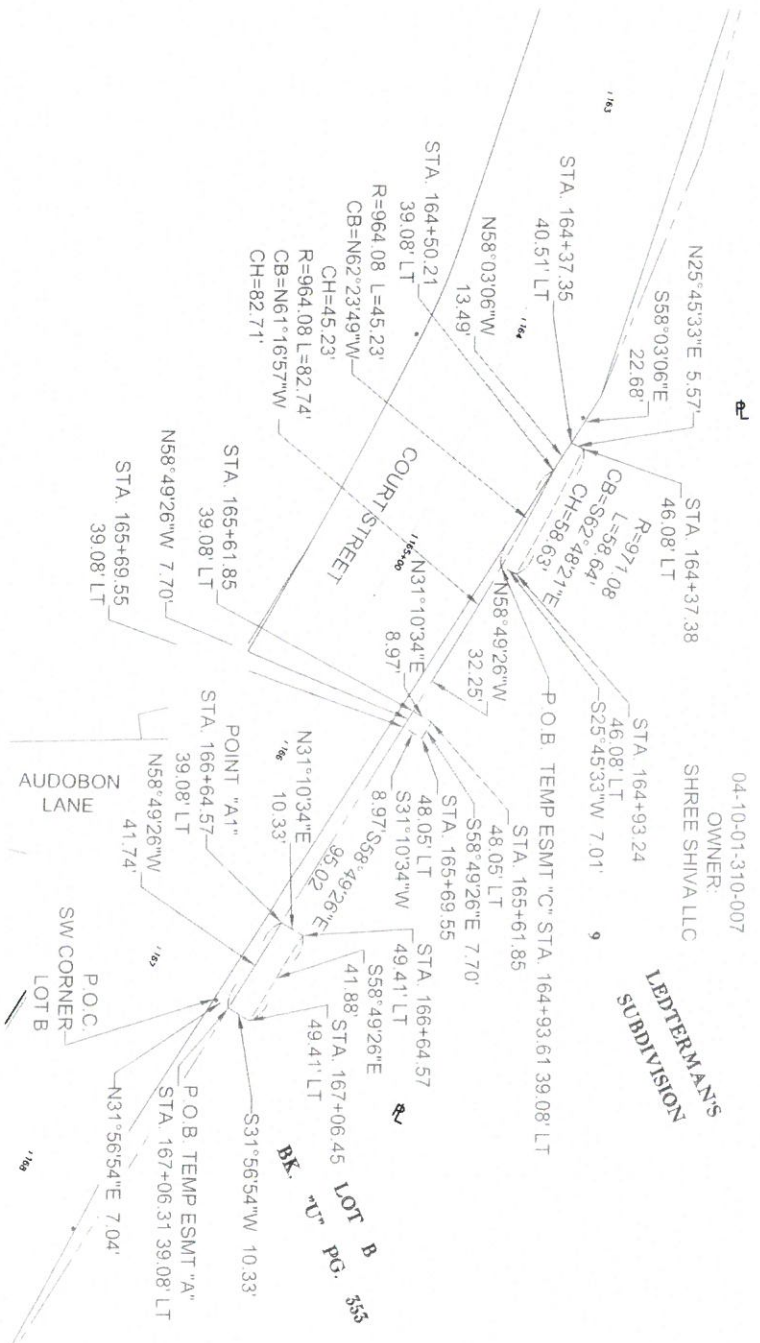
REVISIONS:

REVISIONS:

REVISIONS:

REVISIONS:

REVISIONS:



BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS (NAD 83) 11. WEST ZONE (1202°) USING GEOID G12B, NAVD 88 AND WITH A COMBINED FACTOR OF 0.999968.

LEGEND:



P.O.B. POINT OF BEGINNING
P.O.W. RIGHT OF WAY
SET 1/2" ROD W/CAP
FND IRON ROD/PIPE
FND ROW MARKER
PROPERTY LINE
T.C.R.C. TAZEWELL COUNTY
RECORDER'S OFFICE
EXISTING
PROPOSED
RIGHT OF WAY LINE
TEMPORARY EASEMENT
BOUNDARY LINE

TE016

OWNER INFO
SHREE SHIVA, LLC

AREA = 432 SQ. FT. ±
AREA = 69 SQ. FT. ±
AREA = 401 SQ. FT. ±

TEMPORARY EASEMENT PLAT

FAP 693
SHEET 1 OF 1
SCALE: 1" = 50'
SECTION: 20-00196-01-RS
JOB NO.: C-94-025-21
MARCH 2022



Affidavit of Title

Owner Shree Shiva LLC
Address 1901 Court St.
Pekin, IL 61554
Route FAP 693 (Court St.)
Section 20-00196-00-RS
County Tazewell
Project EMYF(921)
Job No. C-94-025-21
Parcel No. 016 & te
P.I.N. No. 04-10-01-310-007
Catalog No. 036138-00
Contract No. 89804

State of Illinois)
) ss.
County of Tazewell)

I, Jaimitaben Patel, manager

being first duly sworn upon oath states as follows:

1. Affiant has personal knowledge of the facts averred herein.
2. ☒ There are **no parties** other than Grantor in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
☐ There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

SEE ATTACHED EXHIBIT "A"

3. This affidavit is made to provide factual representation as a basis for the City of Pekin to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
5. The said premises described in Exhibit "A" are: (Check One)
☐ Vacant and unimproved ☐ Agricultural and unimproved
☒ Improved and
(A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanic's lien could accrue or has accrued; and
(B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
7. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
8. Per 50 ILCS 105/3.1, the identities of all owners and beneficiaries having an interest in the premises to be conveyed are as follows (check applicable box(es) and complete information requested):

- ☐ **Individual.** Individual **owner** of the property is: _____
- ☐ **Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.
- ☐ **Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization
- ☐ **Publicly-Traded Corporation.** There is no readily known shareholder entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.
- ☒ **Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
*1.	Jaimitaben Patel	1901 Court St., Pekin, IL 61554
2.	Sunilkumar Patel	11 11 11 11
3.		
4.		

- ☐ **Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address	% of Interest
*1.			
2.			
3.			
4.			

* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Dated this 25 day of May, 2023.

By: Jaimiteaben Patel
Signature

Jaimitaben Patel, manager
Print Name and Title if applicable

State of Illinois)
County of Tazewell) ss

This instrument was acknowledged before me on May 25, 2023, by
Jaimitaben Patel

(SEAL)



Rhonda K Searle
Notary Public

My Commission Expires: 11/1/24

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY **ONE** OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

For APN/Parcel ID(s): 04-10-01-310-007

A PART OF LOT 9 OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWEILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTHWEST QUARTER, THENCE WEST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 280.82 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING WEST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 403.47 FEET; THENCE AT A RIGHT ANGLE SOUTH A DISTANCE OF 94.3 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF COURT STREET, ILLINOIS ROUTE NO. 9, IN PEKIN, ILLINOIS, THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID STREET AND ROUTE A DISTANCE OF 283.53 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY A DISTANCE OF 302.11 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, BEING THE PLACE OF BEGINNING, AS MORE PARTICULARLY SHOWN IN PLAT BOOK "U", PAGE 353 IN THE TAZEWEILL COUNTY RECORDER OF DEEDS OFFICE.

Form **LLC-5.5**

**Illinois
Limited Liability Company Act
Articles of Organization**

FILE # 10743974

Secretary of State Jesse White
Department of Business Services
Limited Liability Division
www.cyberdriveillinois.com

Filing Fee: \$150

Approved By: TLB

FILED

AUG 09 2021

Jesse White
Secretary of State

1. Limited Liability Company Name: SHREE SHIVA LLC

2. Address of Principal Place of Business where records of the company will be kept:
832 PLAINFIELD RD
JOLIET, IL 60435

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

JAIMITABEN PATEL
832 PLAINFIELD RD
JOLIET, IL 60435-4643

5. Purpose for which the Limited Liability Company is organized:
 "The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

PATEL, JAIMITABEN
832 PLAINFIELD RD
JOLIET, IL 60435

PATEL, SUNILKUMAR
832 PLAINFIELD RD
JOLIET, IL 60435

8. **Name and Address of Organizer**
 I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: AUGUST 09, 2021

JAIMITABEN PATEL
832 PLAINFIELD RD
JOLIET, IL 60435

Owner Shree Shiva LLC
 Address 1901 Court St.
 Pekin, IL 61554
 Route FAP 693(Court Street)
 County Tazewell
 Job No. C-94-025-21
 Parcel No. 016 & TE
 P.I.N. No. 04-10-01-310-007
 Section 20-00196-00-RS
 Project No. EMYF(921)
 Contract No. 89804
 Catalog No. 036138-00

CERTIFIED RESOLUTION
(Limited Liability Company)

I, Jaimitaben Patel, as manager of Shree Shiva LLC, a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the members of said limited liability company, at a meeting held of the 25 day of May, 2023, and
2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that Jaimitaben Patel, as manager, of the above-referenced limited liability company is hereby authorized and directed to convey the limited liability company's interest in the following described real estate in Tazewell County, Illinois to the City of Pekin for roadway purposes for the sum of \$20,000.00:

SEE ATTACHED LEGAL DESCRIPTIONS

Further resolved that she is authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale and grant easement.

Dated this 25 day of May, 2023

Jaimitaben Patel

Signature

Jaimitaben Patel, manager

Print Name and Title

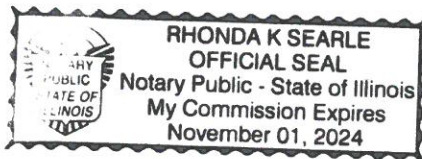
State of Illinois)

) ss

County of Tazewell)

This instrument was acknowledged before me on May 25, 2023, by
Jaimitaben Patel, as manager
 of Shree Shiva LLC.

(SEAL)



Rhonda K Searle

Notary Public

My Commission Expires:

11/1/24

WARRANTY DEED

PART OF LOT 9 OF LEDTERMAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEING RECORDED IN PLAT BOOK U, PAGE 353 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9, SAID CORNER BEING ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; (THE NEXT TWO COURSES BEING ALONG SAID RIGHT-OF-WAY LINE) THENCE SOUTH 72 DEGREES 19 MINUTES 56 SECONDS EAST, 250.98 FEET; THENCE SOUTH 58 DEGREES 03 MINUTES 06 SECONDS EAST, 36.16 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 82.74 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 61 DEGREES 17 MINUTES 00 SECONDS EAST, A CHORD LENGTH OF 82.71 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 176.72 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 31 DEGREES 56 MINUTES 54 SECONDS WEST, 7.04 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF COURT STREET; THENCE NORTH 58 DEGREES 03 MINUTES 06 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 259.28 FEET TO THE POINT OF BEGINNING.

THE SAID TRACTS OF LAND CONTAIN 1,276 SQUARE FEET, MORE OR LESS, OR 0.029 ACRES, MORE OR LESS.

TEMPORARY EASEMENT

PART OF LOT 9 OF LEDTERMAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER BEING RECORDED IN PLAT BOOK "U", PAGE 353 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, LYING IN SECTION 1, TOWNSHIP 24 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, TAZEWELL COUNTY, STATE OF ILLINOIS, BEING DESCRIBED IN DETAIL AS FOLLOWS:

TEMPORARY EASEMENT "A":

COMMENCING AT THE SOUTHWEST CORNER OF LOT B OF LEDTERMAN'S SUBDIVISION IN SAID PLAT BOOK "U", PAGE 353; THENCE NORTH 31 DEGREES 56 MINUTES 54 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT B, 7.04 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "A":

FROM THE POINT OF BEGINNING, THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 41.74 FEET TO POINT "A1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 10.33 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 41.88 FEET; THENCE SOUTH 31 DEGREES 56 MINUTES 54 SECONDS WEST, 10.33 FEET TO THE POINT OF BEGINNING, CONTAINING 432 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "B":

COMMENCING AT POINT "A1", THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 95.02 FEET TO THE POINT OF BEGINNING OF TEMPORARY EASEMENT "B":

FROM THE POINT OF BEGINNING, THENCE CONTINUING NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 7.70 FEET TO POINT "B1"; THENCE NORTH 31 DEGREES 10 MINUTES 34 SECONDS EAST, 8.97 FEET; THENCE SOUTH 58 DEGREES 49 MINUTES 26 SECONDS EAST, 7.70 FEET; THENCE SOUTH 31 DEGREES 10 MINUTES 34 SECONDS WEST, 8.97 FEET TO THE POINT OF BEGINNING, CONTAINING 69 SQUARE FEET, MORE OR LESS.

AND ALSO

TEMPORARY EASEMENT "C".

COMMENCING AT POINT "B1"; THENCE NORTH 58 DEGREES 49 MINUTES 26 SECONDS WEST, 32.25 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 82.74 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 61 DEGREES 16 MINUTES 57 SECONDS EAST, A CHORD LENGTH OF 82.71 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 964.08 FEET AND AN ARC LENGTH OF 45.23 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 62 DEGREES 23 MINUTES 49 SECONDS WEST, A CHORD LENGTH OF 45.23 FEET; THENCE NORTH 58 DEGREES 03 MINUTES 06 SECONDS WEST, 13.49 FEET; THENCE NORTH 25 DEGREES 45 MINUTES 33 SECONDS EAST, 5.57 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 971.08 FEET AND AN ARC LENGTH OF 58.64 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 62 DEGREES 48 MINUTES 21 SECONDS WEST, A CHORD LENGTH OF 58.63 FEET; THENCE SOUTH 25 DEGREES 45 MINUTES 33 SECONDS WEST, 7.01 FEET TO THE POINT OF BEGINNING, CONTAINING 401 SQUARE FEET, MORE OR LESS.

THE SAID TRACTS A, B AND C CONTAIN A TOTAL OF 902 SQUARE FEET, MORE OR LESS.



Receipt of Conveyance Documents and Disbursement Statement

Owner Shree Shiva LLC
Job No. C-94-025-21
Parcel No. 016 & TE

The City of Pekin (Grantee) acknowledges Receipt of the following:

(Check all that apply.)

- ☒ Warranty Deed covering 1,276 square feet
☐ Permanent Easement covering square feet
☒ Temporary Construction Easement covering 902 square feet

all located in Tazewell County, Illinois as right of way for FAP Route 693(Court Street), Section 20-00196-00-RS dated May 25, 2023, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

- The payment of the sum of Twenty Thousand and 00/100 Dollars (\$20,000.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval.
- All improvements located, wholly or partially, on the parcel shall become the property of the City of Pekin, unless provided as follows:
- Possession and transfer of title to City of Pekin occur when Grantee delivers a city warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
- Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

<u>Name*</u>	<u>TIN/FEIN/SSN**</u>	<u>Address</u>	<u>Amount</u>
Shree Shiva LLC		1901 Court St. Pekin, IL 61554	\$20,000.00
			\$
			\$

*If multiple names on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

**Attach a current W-9 form for each TIN/FEIN/SSN.

5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor is a foreign person. For purposes of this paragraph, "Transferee" shall mean "Grantee" and "Transferor" shall mean "Grantor". To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by Grantor, the Grantor hereby certifies the following:

- Transferor is the owner of the real property being conveyed;
- Transferor is not a foreign person, entity, or disregarded entity (as such terms are defined in the Internal Revenue Code and Income Tax Regulations); and
- Transferor's U.S. Taxpayer Identification Number and address set forth above are true and correct.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

J.P.
Initial

6. This Receipt of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: 25 May, 2023

Grantor:

Jaimitaben Patel
Signature

Jaimitaben Patel
Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Date: May 25, 2023

Grantee:

The City of Pekin

Rhonda Serna
for City of Pekin

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Shree Shiva LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1901 Court St

6 City, state, and ZIP code

Pekin, IL 61554

7 List account number(s) here (optional)

Requester's name and address (optional)

City of Pekin

111 S. Capitol St.

Pekin, IL 61554

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

____ - ____ - ____ - ____ - ____ - ____

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Jaimin Patel

Date ►

25 May

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.