

**SB2711**



**94TH GENERAL ASSEMBLY**

**State of Illinois**

**2005 and 2006**

**SB2711**

Introduced 1/20/2006, by Sen. Pamela J. Althoff

**SYNOPSIS AS INTRODUCED:**

Authorizes the Department of Natural Resources to convey certain land in McHenry County to the Village of Spring Grove. Effective immediately.

LRB094 18545 AJO 54412 b

**A BILL FOR**

1 AN ACT concerning the transfer of real property.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. The Director of the Department of Natural  
5 Resources, on behalf of the State of Illinois, is authorized to  
6 execute and deliver to the Village of Spring Grove, an Illinois  
7 unit of local government, for and in consideration of \$1.00  
8 paid to said Department, a Quit Claim Deed to the following  
9 described real property, to wit:

10 Parcel 282-A:

11 All that real property conveyed from Wieland Dairy Company, an  
12 Illinois Corporation, to the State of Illinois, by Warranty  
13 Deed dated August 17, 1914 and recorded September 7, 1914 in  
14 Book 143 of Deeds at Page 347 in the Recorder's Office of  
15 McHenry County, Illinois, being more particularly described as  
16 follows:

17 Part of the Northeast Quarter of the Northeast Quarter of  
18 Section 25, Township 46 North, Range 8 East of the Third  
19 Principal Meridian, described as follows: Starting at an iron  
20 stake at the Northwest corner of said Northeast Quarter of the  
21 Northeast Quarter of said Section 25; thence South 00 degrees  
22 27 minutes West on the forty line 287 feet to a stake on the  
23 North bank of the Nippersink Creek for a place of beginning;  
24 thence South 00 degrees 27 minutes West on said forty line  
25 934.7 feet to an iron stake; thence South 89 degrees 33 minutes  
26 East 425 feet to an iron stake; thence North 00 degrees 27  
27 minutes East, 1167.3 feet to a stake on the North bank of the  
28 aforesaid Nippersink Creek; thence South 79 degrees 34 minutes  
29 West along the North bank of said creek 67.9 feet; thence South  
30 50 degrees 42 minutes West along the North bank of said creek

1 281 feet; thence South 73 degrees 53 minutes West along the  
2 North bank of said creek 149.3 feet to the place of beginning,  
3 containing 10.18 acres of land, more or less, all situated in  
4 the County of McHenry and the State of Illinois.

5 Parcel 282-B:

6 All that real property conveyed from Wieland Dairy Company, an  
7 Illinois Corporation, to the State of Illinois, by Warranty  
8 Deed dated January 20, 1916 and recorded March 11, 1919 in Book  
9 153 of Deeds at Page 460 in the Recorder's Office of McHenry  
10 County, Illinois, being more particularly described as  
11 follows:

12 Part of the Southeast Quarter of the Northeast Quarter of  
13 Section 25, in Township 46 North, Range Number 8 East of the  
14 Third Principal Meridian, bounded and described as follows:  
15 Commencing at a point on the Range line between the Townships  
16 of Richmond and Burton, 21.5 rods North from the North line of  
17 the Chicago, Milwaukee and St. Paul Railway Company's  
18 right-of-way; thence North 79 degrees West parallel with the  
19 North line of said right-of-way 35 feet; thence South 72  
20 degrees 50 minutes West 319.8 feet to a point; thence North 79  
21 degrees West 125.5 feet to a point; thence South parallel with  
22 the Range line 200 feet to a stake on the North line of  
23 aforesaid railway right-of-way; thence South 79 degrees East  
24 along the North line of said railway right-of-way 274.0 feet to  
25 a stake; thence North parallel with the Range line 181.5 feet  
26 to a stake; thence South 79 degrees East parallel with the  
27 North line of aforesaid railway right-of-way 198 feet to a  
28 point on the Range line; thence North on said Range line 173.25  
29 feet to the place of beginning, containing 2 acres of land,  
30 together with the right-of-way for roadway purposes to Blivin  
31 Street in the Village of Spring Grove, McHenry County,  
32 Illinois, said right-of-way being a strip of land 30 feet wide  
33 lying North of and adjoining the Northerly line of a piece of

1 land deeded by John A. Bowers and wife to Nick Etten, and  
2 recorded in Book 120 of Deeds, at Page 156 in the Recorder's  
3 Office of McHenry County, Illinois; all situated in the County  
4 of McHenry and the State of Illinois.

5 Parcel 282-C:

6 All that real property conveyed from George Wieland and Amanda  
7 Wieland, his wife, to the State of Illinois, by Warranty Deed  
8 dated August 16, 1919 and recorded November 5, 1919 in Book 154  
9 of Deeds at Page 274 in the Recorder's Office of McHenry  
10 County, Illinois, being more particularly described as  
11 follows:

12 Commencing at a point on the 80 rod line 1447 feet South of a  
13 point 80 rods West of the Northeast corner of Section 25 where  
14 said line intersects the public highway; running thence in a  
15 westerly direction along the public highway 33 feet; thence  
16 North parallel with the 80 rod line 1130 feet to the center of  
17 Nippersink Creek; thence East to the 80 rod line 33 feet;  
18 thence South 1130 feet to the place of beginning, containing  
19 134 square rods, more or less, situated in Section 25, Township  
20 46 North, Range 8 East of the Third Principal Meridian, Village  
21 of Spring Grove, County of McHenry, State of Illinois.

22 Parcel 282-D:

23 All that real property conveyed from Wieland Dairy Company, an  
24 Illinois Corporation, to the State of Illinois, by Warranty  
25 Deed dated July 2, 1923 and recorded August 7, 1923 in Book 168  
26 of Deeds at Page 257 in the Recorder's Office of McHenry  
27 County, Illinois, being more particularly described as  
28 follows:

29 That part of East Half of Northeast Quarter of Section 25,  
30 Township 46 North, Range 8 East of the Third Principal

1 Meridian, and that part of the West Half of the Northwest  
2 Quarter of Section 30, Township 46 North, Range 9 East of the  
3 Third Principal Meridian, described as follows:

4 Starting at an iron stake in the West line of the East Half of  
5 the Northeast Quarter of Section 25, Township 46 North, Range 8  
6 East of the Third Principal Meridian, said stake being situated  
7 1221.7 feet South of the Northwest corner of said West Half of  
8 said Northeast Quarter of Section 25 aforesaid; thence easterly  
9 at right angles to said West line of said East Half of said  
10 Northeast Quarter of Section 25 aforesaid, 425 feet for a place  
11 of beginning; thence North parallel with said West line 1167.3  
12 feet to the North bank of Nippersink Creek; thence  
13 Southeasterly along the North bank of said Nippersink Creek to  
14 the Southwest corner of a tract of land conveyed by Robert  
15 Johonott and wife to Lewis Hatch by deed recorded in Book 48 of  
16 Deeds on page 92 in the Recorder's Office of McHenry County,  
17 Illinois; thence easterly along the Southerly line of said  
18 tract of land so deeded to the Range line between Ranges 8 and  
19 9 East of the Third Principal Meridian, State of Illinois;  
20 thence South along said Range line 1150 feet, more or less, to  
21 the South bank of said Nippersink Creek; thence Southeasterly  
22 along the South bank of said Nippersink Creek to the center of  
23 the public highway, commonly known as Blivin Street; thence  
24 Southwesterly along the center of said highway to a point in  
25 range with the Northerly line of a piece of land conveyed by  
26 John A. Bowers and wife to Nick Etten by deed of September 14,  
27 1906, and recorded in the aforesaid Recorder's Office in Book  
28 120 of Deeds, on Page 156; thence Northwesterly along the  
29 Northerly line of said land so deeded to Nick Etten to the  
30 aforesaid Range line; thence North on said Range line to a  
31 point 21.5 rods North of the point of intersection of aforesaid  
32 Range line with the Northerly right-of-way line of the Chicago,  
33 Milwaukee & St. Paul Railway Company, said point being the  
34 Northeast corner of a parcel of land deeded by the Wieland  
35 Dairy Company, a corporation, to the State of Illinois, by deed

1 of January 20, 1916, and recorded in aforesaid Recorder's  
2 Office in Book 153 of Deeds on Page 460; thence North 79  
3 degrees West parallel with said Northerly right-of-way line 35  
4 feet; thence South 72 degrees 50 minutes West, 319.8 feet;  
5 thence North 79 degrees West parallel with said Northerly  
6 right-of-way line 125.5 feet to a point 200 feet North of said  
7 Northerly railway right-of-way line, measured on a line  
8 parallel to said Range line; thence North parallel with said  
9 Range line 106.4 feet; thence West on a line at right angles to  
10 the West line of the East Half of the Northeast Quarter of said  
11 Section 25, 410.6 feet; thence North parallel with said West  
12 line 123.7 feet to the place of beginning;

13 ALSO,

14 That part of the East Half of the Northeast Quarter of Section  
15 25, Township 46 North, Range 8 East of the Third Principal  
16 Meridian, described as follows:

17 Beginning at a point in the Northerly right-of-way line of the  
18 Chicago, Milwaukee, & St. Paul Railway Company, said point  
19 being 502.6 feet Easterly of the intersection of said Northerly  
20 right-of-way line and the West line of said East Half of said  
21 Northeast Quarter of said Section 25; thence North parallel  
22 with said West line 127.2 feet; thence East on line at right  
23 angles to said West line, 341.3 feet; thence South on a line  
24 parallel to the Range line between Ranges 8 and 9 East of the  
25 Third Principal Meridian, 191.4 feet to said Northerly  
26 right-of-way line; thence Northwesterly along said Northerly  
27 right-of-way line, 349 feet to the place of beginning;

28 All situated in the County of McHenry and the State of  
29 Illinois.

30 Parcel 282-E:

1 All that real property conveyed from Wieland Dairy Company, a  
2 Delaware Corporation, to the State of Illinois, by Warranty  
3 Deed dated November 2, 1931 and recorded July 20, 1932 in Book  
4 210 of Deeds at Page 3 in the Recorder's Office of McHenry  
5 County, Illinois, being more particularly described as  
6 follows:

7 Starting at a point on the West line of the Northeast Quarter  
8 of the Northeast Quarter of Section 25, Township 46 North,  
9 Range 8 East of the Third Principal Meridian, 1221.7 feet South  
10 of the Northwest corner thereof; thence East 123.3 feet; thence  
11 South 86 feet, which is the point of beginning; thence West 20  
12 feet; thence South 36 degrees 30 minutes East, 217.1 feet;  
13 thence South 51 degrees 30 minutes East, 81.2 feet; thence  
14 South 76 degrees 20 minutes East, 134.0 feet; thence South 79  
15 degrees East along the Northerly right-of-way line of the  
16 Chicago, Milwaukee, & St. Paul Railway, 71.3 feet; thence  
17 North, 127.2 feet; thence East, 341.3 feet; thence North, 106.4  
18 feet; thence West, 410.6 feet; thence North, 37.7 feet; thence  
19 West, 301.7 feet to the point of beginning, and including 2.49  
20 acres of land, more or less, all situated in the County of  
21 McHenry and the State of Illinois.

22 Parcel 282-F:

23 All that real property conveyed from Walter W. Armstrong and  
24 Agnes Armstrong, his wife, to the State of Illinois, by  
25 Warranty Deed dated November 2, 1931 and recorded July 20, 1932  
26 in Book 199 of Deeds at Page 430 in the Recorder's Office of  
27 McHenry County, Illinois, being more particularly described as  
28 follows:

29 Starting at a point on the West line of the Northeast Quarter  
30 of the Northeast Quarter of Section 25, Township 46 North,  
31 Range 8 East of the Third Principal Meridian, 1221.7 feet South  
32 of the Northwest corner thereof; thence East 123.3 feet, which

1 is the point of beginning; thence South, 86 feet; thence East,  
2 301.7 feet; thence North, 86 feet; thence West, 301.7 feet to  
3 the point of beginning, and including 0.60 acres of land, more  
4 or less, all situated in the County of McHenry and the State of  
5 Illinois.

6 Parcel 282-1:

7 All that real property conveyed from Charles N. Karls and  
8 Winifred J. Karls, his wife, to the State of Illinois,  
9 Department of Conservation, by Warranty Deed dated January 27,  
10 1984 and recorded January 27, 1984 as Document Number 874221 in  
11 the Recorder's Office of McHenry County, Illinois, being more  
12 particularly described as follows:

13 Part of the Northeast Quarter of Section 25, Township 46 North,  
14 Range 8 East of the Third Principal Meridian, described as  
15 follows: Commencing at the intersection of the Northerly  
16 right-of-way line of the Chicago, Milwaukee, St. Paul and  
17 Pacific Railroad, and the East line of the Northeast Quarter of  
18 said Section 25; thence Westerly along the Northerly  
19 right-of-way line of said railroad, a distance of 198.00 feet  
20 to the Southeast corner of a tract of land conveyed from the  
21 Wieland Dairy Company, to the State of Illinois, by Warranty  
22 Deed recorded in the McHenry County Recorder's Office in Book  
23 153 at page 460, for the point of beginning; thence from the  
24 point of beginning Northerly along the boundary of said tract  
25 of land conveyed by Warranty Deed recorded in aforesaid  
26 Recorder's Office in Book 153 at page 460, on a line parallel  
27 with the East line of the Northeast Quarter of said Section 25,  
28 with a deflection angle of 79 degrees 13 minutes 54 seconds to  
29 the right measured from the last described course, a distance  
30 of 181.50 feet to a point; thence Easterly along the boundary  
31 of said tract of land conveyed by Warranty Deed recorded in the  
32 aforesaid Recorder's Office in Book 153 at page 460, on a line  
33 parallel with the Northerly right-of-way line of said railroad,



1 with a deflection angle of 100 degrees 46 minutes 06 seconds to  
2 the right, measured from the last described course, a distance  
3 of 37.00 feet to the Northwest corner of a tract of land  
4 conveyed from Charles N. Karls and wife, to the Bank of  
5 Ravenswood, an Illinois Banking Corporation, by Deed in Trust  
6 recorded in the aforesaid Recorder's Office as Document No.  
7 738390; thence Southerly along the Westerly boundary of said  
8 tract of land conveyed by Deed in Trust recorded in the  
9 aforesaid Recorder's Office as Document No. 738390, a distance  
10 of 179.20 feet to the Southwest corner of said tract of land  
11 conveyed by said Deed in Trust, said Southwest corner being on  
12 the Northerly right-of-way line of said railroad and being  
13 21.00 feet distant from the point of beginning of the land  
14 herein described; thence Westerly along the Northerly  
15 right-of-way line of said railroad, a distance of 21.00 feet to  
16 the point of beginning, containing 5170.9 square feet (0.119  
17 acres), more or less, all situated in the County of McHenry and  
18 the State of Illinois.

19 Section 2. The conveyance of real property authorized by  
20 Section 1 shall be made subject to: (1) existing public  
21 utilities and any and all reservations, easements, covenants  
22 and restrictions of record; (2) the express condition that if  
23 said real property ceases to be used for public purposes, title  
24 thereto shall revert to the State of Illinois, Department of  
25 Natural Resources; and (3) any and all covenants, reservations,  
26 restrictions or conditions which are deemed necessary by the  
27 Department of Natural Resources to preserve and protect the  
28 archaeological, historic and wetland resources situated on  
29 said real property.

30 Section 99. Effective date. This Act takes effect upon  
31 becoming law.