

RESOLUTION 18 - 20

RESOLUTION OF THE FORD COUNTY BOARD SELLING FARMLAND

WHEREAS, the County of Ford, State of Illinois ("Ford County") owns a piece of property located in Button Township known as Ford County Farm #2 totaling 160 acres. (see exhibit A - Will of Ray Bowen); and

WHEREAS, Ford County wishes to sell a portion of that property to Button Township for the price of \$6,000 per acre; and

WHEREAS, Button Township wishes to buy a portion of that property from Ford County for the price of \$6,000 per acre for the specific purpose of Button Township building a new Township Building; and

WHEREAS, the tract of land that Ford County wishes to sell and Button Township wishes to buy is more particularly described as:

Part of the Northeast Quarter of Section 25, Township 23North, Range 10 East of the 3rd P.M., more particularly described as follows:

Commencing at a Mag Spike situated at the Northwest Corner of said Northeast Quarter of Section 25; thence N. 89° 14' 05" E., along the North Line of said Northeast Quarter of Section 25, a distance of 954.00 feet to a Mag Spike at the point of beginning; thence continuing N. 89° 14' 05" E., along said North Line, a distance of 498.00 feet to a Mag Spike; thence S. 00° 45' 55" E., a distance of 350.00 feet to an iron pipe; thence S. 89° 14' 05" W., parallel with aforesaid North Line, a distance of 498.00 feet to an iron pipe; thence N. 00° 45' 55" W., a distance of 350.00 feet to the point of beginning; encompassing 4.00 acres, more or less, all being situated in Ford County, Illinois, and said real estate being subject to existing public utilities, and the rights of the public in the roadway commonly known as "County Highway 17." Totalling four (4) acres more or less as set forth in a Plat of Survey prepared January 3, 2018, said Plat of Survey being attached hereto and incorporated herein by reference as Exhibit B. ("Sale Property"); and

WHEREAS, Ford County wishes to make said sale contingent upon Button Township beginning and completing construction within one year from the date of closing of the purchase of the Sale Property by Button Township; and

WHEREAS, Ford County will pay the cost of the preparation of a General Warranty Deed, and Button Township shall be responsible for the cost of preparing a Sales Conall other closing costs, transaction costs, Deed Recording, and all costs related to the transfer of the Sale Property from Ford County to Button Township.


THEREFORE, BE IT RESOLVED, it is in the best interest of the Ford County Board to sell the Sale Property to Button Township for Twenty-four thousand dollars (\$24,000); and further

BE IT RESOLVED, the contract for the purchase of the Sale Property by Button Township shall be contingent upon Button Township completing construction of a new Township shed within one (1) year following the closing of the above-described purchase; and further


BE IT RESOLVED, it was voted on at the Ford County Board Meeting on Monday, February 12, 2018 to sell the above said piece of Farm Land; and further

BE IT RESOLVED, that Randy Berger, as Chairman of the Ford County Board, his appointees or successors in office, are hereby granted full authority to execute any document necessary to effectuate the transfer of the Sale Property to Button Township described herein.

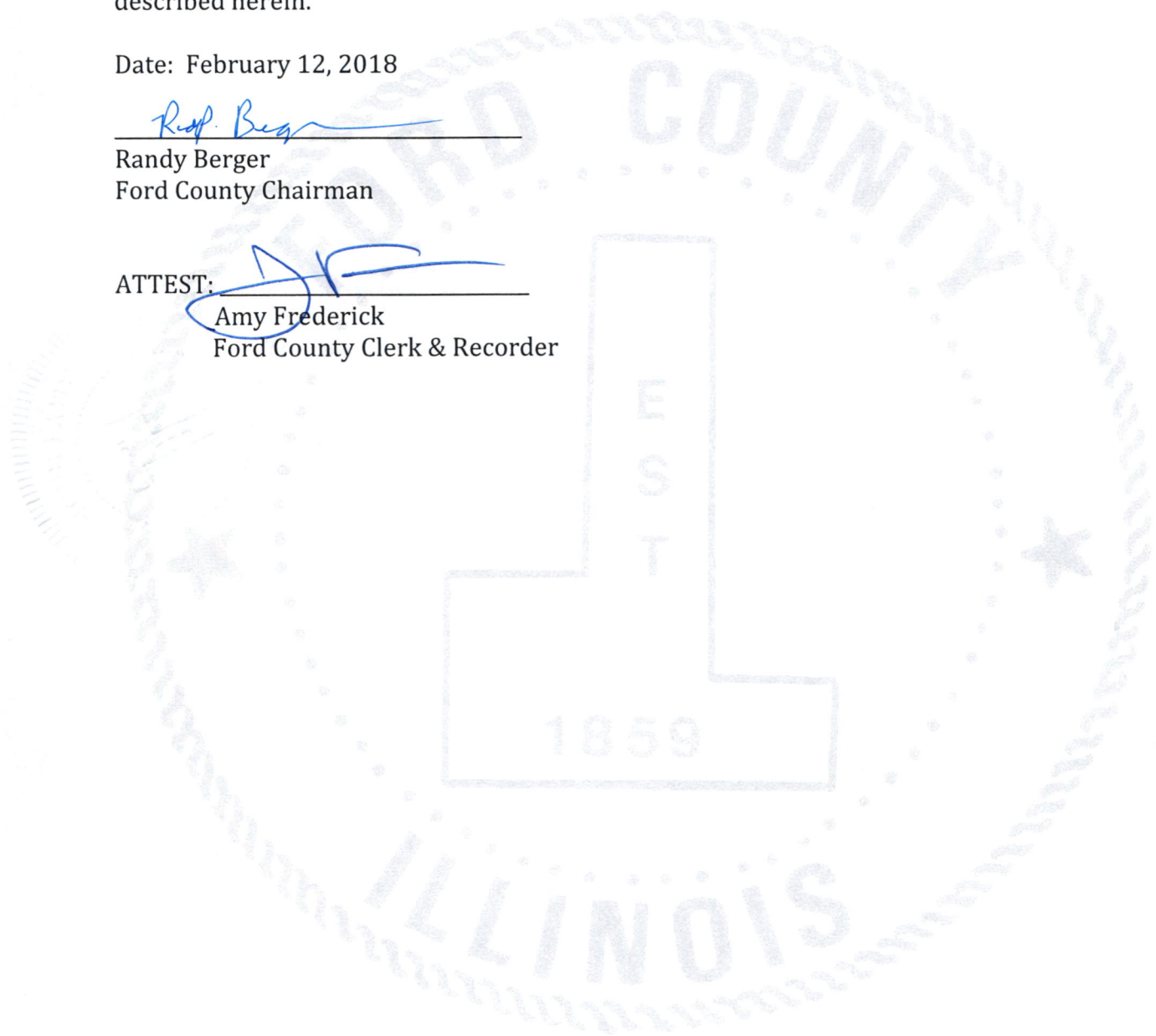
Date: February 12, 2018



Randy Berger
Ford County Chairman

ATTEST: 

Amy Frederick
Ford County Clerk & Recorder



(Exhibit A)

Last Will and Testament of

RAY BOWEN

FILED IN THE CIRCUIT COURT
OF FORD COUNTY, ILLINOIS

SEP 23 1992

Beverly S. Hoffbauer
CLERK

I, RAY BOWEN, of the County of Ford and State of Illinois, being of sound and disposing mind and memory and under no constraint or undue influence, do hereby make, publish, acknowledge and declare this to be my Last Will and Testament, hereby revoking any former Wills and Codicils heretofore made by me.

ARTICLE I

I direct that all my just debts and funeral expenses be fully paid as soon as it may conveniently be done.

ARTICLE II

I give the sum of \$10,000.00 to BUTTON TOWNSHIP, Ford County, Illinois to be used to build an implement building for the Township, said building to be erected in the Village of Clarence, Illinois.

ARTICLE III

I give my farm machinery and farm implements to
OLLIE GRIDER, 104 Green, Oakwood, Illinois.

ARTICLE IV

I give any cattle or sheep owned by me to the
beneficiary receiving possession of the farm on which said
livestock is located at the time of my death.

ARTICLE V

I give my interest in any growing crops at the
time of my death to the beneficiary receiving possession of
the land on which the crop is growing except my interest in
any growing crops on the land herein devised to ROBERT
HATFIELD and MARY HATFIELD, of East Lynn, Illinois, shall on
harvest be added to my Residuary estate.

ARTICLE VI

I give and devise my real estate situated in the
State of Missouri to OLLIE GRIDER of 104 Green, Oakwood,

Illinois, for and during her natural life and upon her death, to the CLARK COUNTY NURSING HOME DISTRICT of Clark County, Missouri.

ARTICLE VII

I give and devise my real estate described as the Northeast Quarter of Section 25, Township 23 North, Range 10 East of the Third Principal Meridian, in Ford County, Illinois to OLLIE GRIDER, of 104 Green, Oakwood, Illinois, for and during her natural life and upon her death to FORD COUNTY NURSING HOME, Paxton, Illinois.

ARTICLE VIII

I give and devise the real estate described as the Southwest Quarter of Section 24, Township 23 North, Range 10 East of the Third Principal Meridian, in Ford County, Illinois to ROBERT HATFIELD and MARY HATFIELD of East Lynn, Illinois, for and during their natural life and upon their death to FORD COUNTY NURSING HOME, Paxton, Illinois.

ARTICLE IX

I give and devise the real estate described as the South Half of the Southeast Quarter of Section 23, Township 23 North, Range 10 East of the Third Principal Meridian, in Ford County, Illinois, to ROBERT HATFIELD and MARY HATFIELD, of East Lynn, Illinois, on condition that he pay any estate taxes attributable to said property.

ARTICLE X

I give the rest, residue and remainder of my estate, both real and personal and wheresoever the same may be situated, and including any lapsed legacies or devises to OLLIE GRIDER, of 104 Green, Oakwood, Illinois, to be her absolute property forever.

ARTICLE XI

For reasons I consider sufficient I have made no provision herein for my next of kin.

ARTICLE XII

I nominate and appoint ROBERT HATFIELD, of East

Lynn, Illinois, to be the Executor of this my Last Will and Testament, and in the event of his death, refusal or inability to act as Executor, then I nominate and appoint CLIFFORD FOSTER, of Paxton, Illinois to be Executor of this Will. I direct that my Executor shall not be required to give any surety on any official bond as such officer.

I direct that my Executor shall permit OLLIE GRIDER to make such arrangements for my funeral as she deems proper. I direct that my Executor shall have the responsibility and authority to require the life tenants of my real estate to have the improvements thereon satisfactorily insured and to require the life tenants to maintain the improvements on said real estate and this requirement of said life tenants shall be a condition to their right to the income from their life estate. Said life tenants shall also be charged with any costs and expense incurred by my Executor including his reasonable compensation in enforcing this provision of my Will.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of JUNE, 1989.

Ray Bowen (SEAL)
RAY BOWEN

We the undersigned, hereby certify that we were present and saw the Testator, RAY BOWEN, sign the foregoing instrument, which he then and there declared to us was his Last Will and Testament, and which he then and there acknowledged to us was his free act and deed, and we, at his request, and in his presence, as well as in the presence of each other, believing him to be of sound mind and memory and under no constraint or restraint at the time of signing the same, have hereunto signed our names as witnesses this 15th day of June, 1989.

[Signature] residing at CHAMPAIGN IL
[Signature] residing at CHAMPAIGN IL

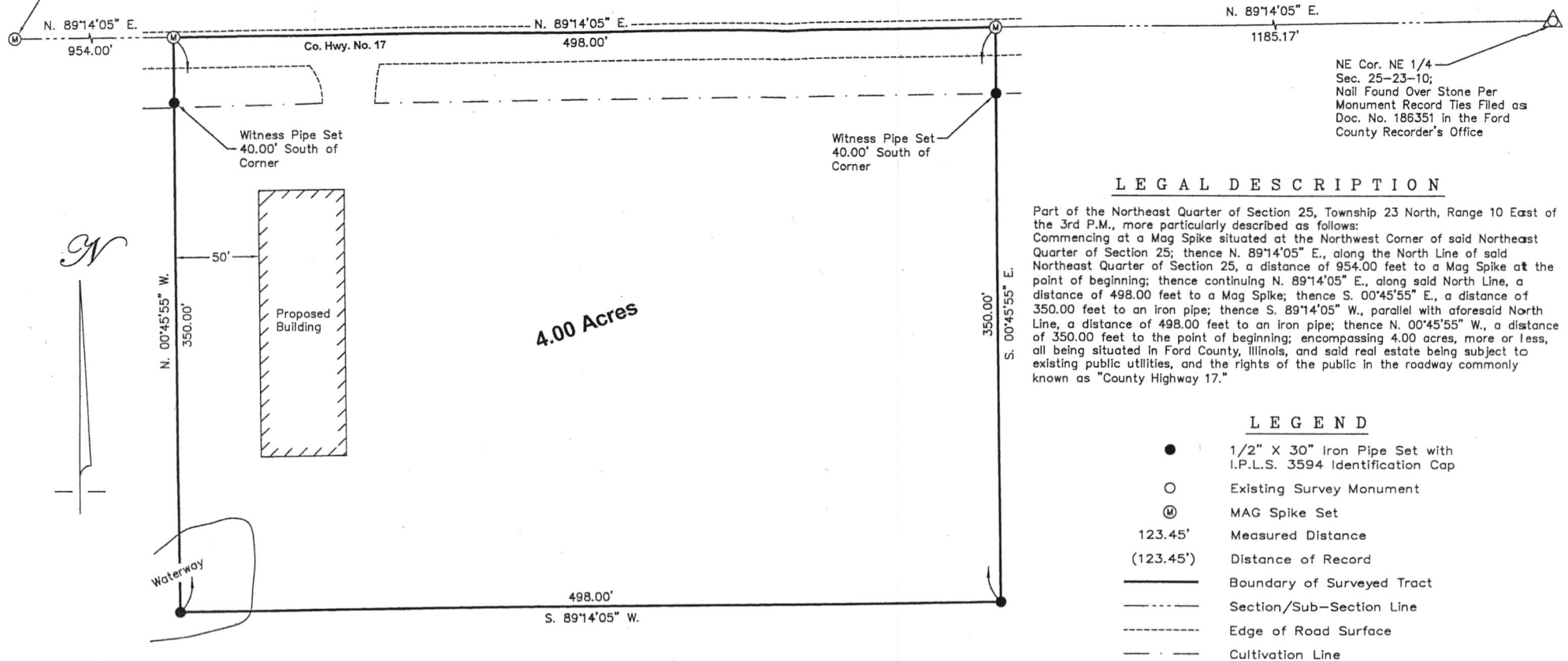
Part of the Northeast Quarter of Section 25, Township 23 North, Range 10 East of the 3rd P.M., more particularly described as follows:

Commencing at a Mag Spike situated at the Northwest Corner of said Northeast Quarter of Section 25; thence N. 89°14'05" E., along the North Line of said Northeast Quarter of Section 25, a distance of 954.00 feet to a Mag Spike at the point of beginning; thence continuing N. 89°14'05" E., along said North Line, a distance of 498.00 feet to a Mag Spike; thence S. 00°45'55" E., a distance of 350.00 feet to an iron pipe; thence S. 89°14'05" W., parallel with aforesaid North Line, a distance of 498.00 feet to an iron pipe; thence N. 00°45'55" W., a distance of 350.00 feet to the point of beginning; encompassing 4.00 acres, more or less, all being situated in Ford County, Illinois, and said real estate being subject to existing public utilities, and the rights of the public in the roadway commonly known as "County Highway 17."

PLAT OF SURVEY

PART OF THE NORTHEAST QUARTER
OF SECTION 25, TOWNSHIP 23 NORTH,
RANGE 10 EAST OF THE 3RD P.M.
FORD COUNTY, ILLINOIS

NW Cor. NE 1/4
Sec. 25-23-10;
Mag Spike Set Per Monument Record
Ties Filed as Doc. No. 186350 in the
Ford County Recorder's Office



LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 25, Township 23 North, Range 10 East of the 3rd P.M., more particularly described as follows:
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LEGEND

- 1/2" X 30" Iron Pipe Set with I.P.L.S. 3594 Identification Cap
- Existing Survey Monument
- Ⓜ MAG Spike Set
- 123.45' Measured Distance
- (123.45') Distance of Record
- Boundary of Surveyed Tract
- Section/Sub-Section Line
- Edge of Road Surface
- - - - - Cultivation Line

0 60 120 180 FEET

This professional service conforms to the current Illinois minimum standards for a boundary survey. Dimensions are shown in feet, tenths, and hundredths. Signed and dated in Ogden, Illinois, this 3rd day of January, 2018.

Theodore P. Hartke
Theodore P. Hartke
Illinois Professional Land Surveyor No. 3594



NOTES

- Client Name: Ron Hilligoss, Button Township Road Commissioner
- Field Work Completion Date: 12/12/17
- Utilities and other improvements may exist in addition to the items shown on this survey.
- Basis of Bearings: Illinois State Plane Coordinate System, East Zone NAD 1983

Date of Preparation: 01/03/18	PROJECT ID: 17026700
HARTKE ENGINEERING AND SURVEYING INC. 217.840.1612 ted@hartke.com 117 S. East Ave P.O. BOX 123 Ogden, IL 61859	SHEET NO. 1
	OF 1 SHEETS.
REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF HARTKE ENGINEERING AND SURVEYING, INC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.	