



DocId:8016885

Tx:4013543

202500000443

Filed for Record in  
MONTGOMERY COUNTY, IL

SANDY LEITHEISER

02/24/2025 09:20 AM

DT0098 70.00

Unit Charge

Page Count: 8

**CITY OF NOKOMIS, ILLINOIS**

---

**ORDINANCE NO. 2134**

---

**AN ORDINANCE ANNEXING CERTAIN LAND OWNED BY NOKOMIS COMMUNITY  
UNIT SCHOOL DISTRICT NO. 22 TO THE CITY OF NOKOMIS, ILLINOIS**

**ADOPTED BY THE**

**CITY COUNCIL**

**OF THE**

**CITY OF NOKOMIS, ILLINOIS**

**THIS 13<sup>th</sup> DAY OF JANUARY, 2025**

---

Published in pamphlet form by the authority of the City Council of the City of  
Nokomis, Montgomery County, Illinois, this 13<sup>th</sup> day of January, 2025.

---



GIFFIN WINNING  
COLLEEN DOORWEL, PC  
ATTORNEYS AT LAW

900 COMMUNITY DRIVE  
SPRINGFIELD, ILLINOIS 62703  
TELEPHONE (217) 525-1571

---

*Above Space for Recorder*

**CITY OF NOKOMIS, ILLINOIS**

**Ordinance No. 2134**

**AN ORDINANCE ANNEXING CERTAIN LAND OWNED BY NOKOMIS COMMUNITY  
UNIT SCHOOL DISTRICT NO. 22 TO THE CITY OF NOKOMIS, ILLINOIS**

**WHEREAS**, the City of Nokomis, Illinois (hereinafter, the “City”) is an Illinois non-home rule municipal corporation pursuant to Article VII, § 8 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

**WHEREAS**, the Nokomis Community Unit School District No. 22 (the “District”) owns certain property that is legally described as set forth in Section 2 of “Exhibit A” hereto (the “Real Estate”); and

**WHEREAS**, the Real Estate is comprised of three parcels commonly known as 500 Oberle Street, 504 Oberle Street, and 512 Oberle Street; and

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/7-1-14, provides that real estate owned by a school district and situated in unincorporated territory adjacent to a municipality may be annexed if the board of education of such school

district adopts a resolution recommending the annexation of such by the municipality and the municipality thereafter, by a majority vote of the members then holding office, enacts an ordinance providing for annexation of such real estate; and

**WHEREAS**, the Real Estate is situated in unincorporated territory adjacent to the City; and

**WHEREAS**, on December 17, 2024, the District adopted a Resolution to annex the Real Estate to the City, a true and complete copy of which is attached hereto as “Exhibit A”; and

**WHEREAS**, an accurate map of the Real Estate is attached of hereto as “Exhibit B”; and

**WHEREAS**, the corporate authorities of the City of Nokomis find it to be in the best interest of the City of Nokomis to annex the territory.

*NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NOKOMIS, MONTGOMERY COUNTY, ILLINOIS, AS FOLLOWS:*

**SECTION 1:** The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the Mayor and City Council of the City of Nokomis, Illinois.

**SECTION 2:** Pursuant to 65 ILCS 5/7-1-14, the territory, identified by P.I.N. 08-15-451-003, 08-15-451-004, and 08-15-451-005 and commonly known as 512 Oberle Street, 504 Oberle Streer, and 500 Oberle Street, respectively, the legal

descriptions of which is contained in "Exhibit A" hereto attached, is hereby annexed to the City of Nokomis.

**SECTION 3:** This Ordinance is effective immediately.

**SECTION 4:** The City Clerk shall publish this Ordinance in pamphlet form and shall forthwith cause a certified copy of this Ordinance to be recorded with the Recorder of Deeds of Montgomery County and with the County Clerk of Montgomery County and shall send a copy by registered mail to the post office branch serving the territory.

Adopted this 13<sup>th</sup> day of January, 2025, by roll call votes as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner Arkebauer	✓		✓		
Commissioner Morris				✓	
Commissioner Glenn				✓	
Commissioner O'Malley	✓		✓		
Mayor Goldsmith	✓		✓		

APPROVED by the Mayor of the City of Nokomis, Illinois this 13<sup>th</sup> day of January, 2025.

  
MAYOR

ATTEST:

  
CITY CLERK

STATE OF ILLINOIS                    )  
COUNTY OF MONTGOMERY    ) ss.  
CITY OF NOKOMIS                    )

**CERTIFICATE**

I certify that I am the duly appointed and acting City Clerk of the City of Nokomis, Montgomery County, Illinois, and, as such, am the keeper of records and seal thereof; that the foregoing is a true, complete, and correct copy of Ordinance No. 2134 of said City; that said Ordinance, which is

**AN ORDINANCE ANNEXING CERTAIN LAND OWNED BY  
NOKOMIS COMMUNITY UNIT SCHOOL DISTRICT NO. 22  
TO THE CITY OF NOKOMIS, ILLINOIS**

was passed by the City Council of the City of Nokomis, Montgomery County, Illinois, by yea and nay vote on the 13<sup>th</sup> day of January, 2025; that said Ordinance was approved by the Mayor on the 13<sup>th</sup> day of January, 2025; and that said Ordinance was then deposited in the office of the City Clerk of said City and filed therein; and that the same was recorded in the Record of Ordinances of said City.

I further certify said Ordinance provided by its terms that it should be published in pamphlet form; that the pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof, was prepared; that a copy of such Ordinance was posted in the Nokomis City Hall, commencing on the 13<sup>th</sup> day of January, 2025, to continue for at least ten (10) days thereafter; and that copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

DATED at Nokomis, Illinois, this 13<sup>th</sup> day of January, 2025.



**COPY**

**RESOLUTION REGARDING THE ANNEXATION OF PROPERTY  
TO THE CITY OF NOKOMIS**

**WHEREAS**, Nokomis Community Unit School District No. 22 (“the District”) owns certain real estate situated in unincorporated territory adjacent to the City of Nokomis, Illinois; and

**WHEREAS**, the Board of Education of Nokomis Community Unit School District No. 22 (“the Board”) desires that said real estate be annexed by the City of Nokomis; and

**WHEREAS**, the Board of Education of Nokomis Community Unit School District No. 22 finds that annexation of said real estate is in the interests of the District;

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Board of Education of Nokomis Community Unit School District No. 22 as follows:

**Section 1.** The Board of Education hereby finds that all of the recitals contained in the preambles to this resolution are full, true and correct and does incorporate them into this Resolution by this reference.

**Section 2. Real Estate.** The District owns the following real estate situated in unincorporated territory adjacent to the City of Nokomis, Illinois (hereinafter “the Real Estate”):

Parcel #1 (PIN 08-15-451-002):

That part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 10 North, Range 2 West of the Third Principal Meridian, Montgomery County, Illinois, described as follows:

Commencing at a point on the South line and 74 feet East of the Southwest corner of said Quarter Quarter Section, running thence East 606 feet along said South line; thence North 100 feet; thence East, parallel with the South line of said Quarter Quarter Section 225 feet to the point of beginning; thence South 100 feet to the South line of said Quarter Quarter Section; thence East 95 feet along said South line; thence North 100 feet; thence West 95 feet parallel with the South line of said Quarter Quarter Section to the place of beginning, except the coal, oil, gas, and other minerals within and underlying the land and all rights and easements in favor of the estate of said coal, oil, gas, and other minerals.



COPY

Parcel #2 (PIN 08-15-451-003):

A part of the Southeast Quarter of Section Fifteen in Township Ten North, Range Two West of the Third Principal Meridian, Montgomery County, Illinois, more particularly described as follows, to wit: Beginning at a point on the South line of the Southwest Quarter of the Southeast Quarter of the aforesaid named section, 680 feet East of the corner of said Quarter Section and running thence East 150 feet; thence North 100 feet; thence West 150 feet; thence South 100 feet to the place of beginning, situated in the County of Montgomery and State of Illinois.

Parcel #3 (PIN 08-15-451-004):

That part of the Southeast Quarter of Section 15, Township 10 North, Range 2 West of the Third Principal Meridian, described as follows: Beginning at a point on the South line of the Southwest Quarter of the Southeast Quarter said Section 15, 830 feet East of the Southwest corner of said Quarter Section, running thence East along said South line 75 feet; thence North 100 feet; thence West 75 feet; and thence South 100 feet to the place of beginning, situated in Montgomery County, Illinois.

**Section 3. Annexation.** Board of Education of Nokomis Community Unit School District No. 22 recommends that the Real Estate described in Section 2 be annexed to the City of Nokomis, Illinois by ordinance of the City at the earliest possible opportunity.

**Section 4. Transmittal.** The Secretary of the Board of Education shall transmit a copy of this Resolution to the City Clerk of the City of Nokomis upon its adoption.

**Section 5.** This Resolution shall be in full force and effect forthwith upon its adoption.

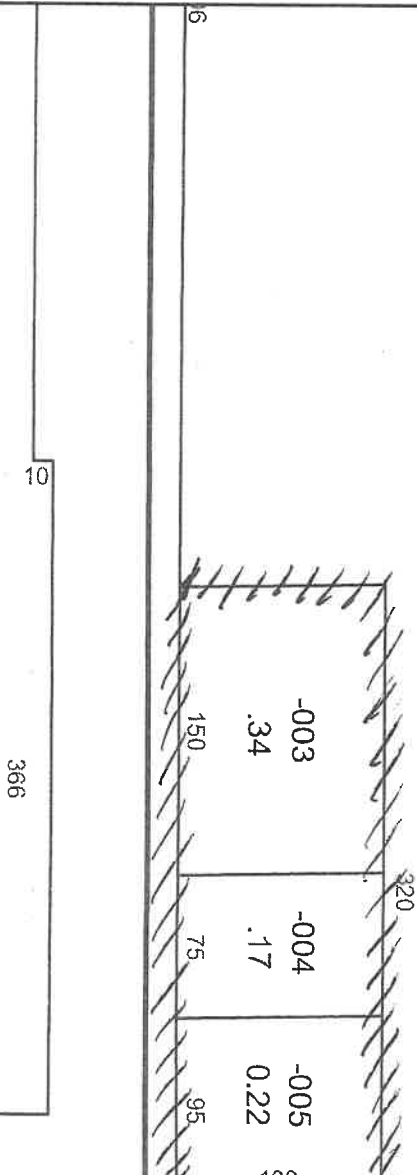
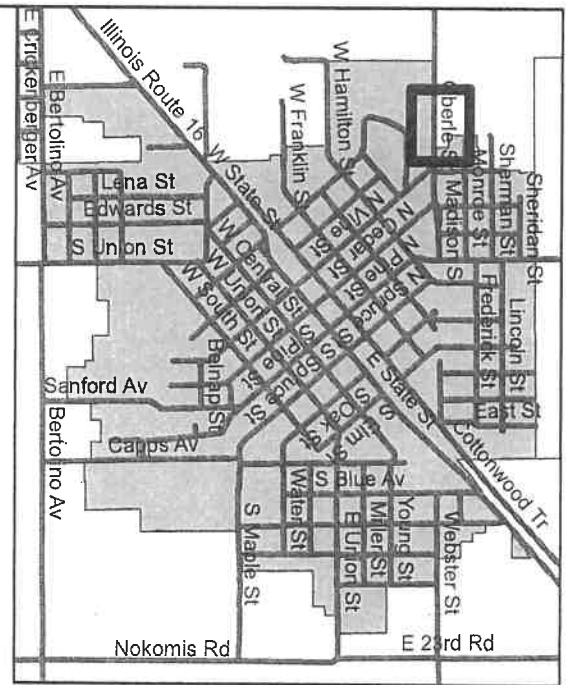
**ADOPTED** by the certain real estate situated in unincorporated territory adjacent to the City of Nokomis, Illinois on this 17th day of December, 2024, by the following roll-call vote:

AYES: Janssen, Redd/Kemp, Bauman, Fessenden, Jentz, & Bestelion  
NAYS: - 0 -  
ABSENT: - 0 -

John Janssen  
President, Board of Education

Nancy Bauman  
Secretary, Board of Education

C:\Users\User\Dropbox\Miscellaneous Resolutions - School\Nokomis - Resolution re Annexation to City.docx



OBERLE ST.

MONROE ST.

454

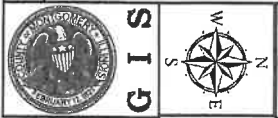
Pt. 76

Vac.

PARCEL(S):  
08-15-451-003, -004, -005

NOKOMIS TWP  
T10 R2

2/21/2025



1:1,200