



DATE: April 22, 2021
TO: Mayor and City Council
FROM: Scott Buening, Community and Economic Development Director
SUBJECT: Sale of Railroad Parcels South of Bernadette Lane

1. **Summary:** Motion to Approve of Bid to Purchase Parcels 1 and 2 of old railroad parcels south of Bernadette Lane.
2. **Background:** Pursuant to Ordinance 21-13 passed on February 15, 2021, the City advertised for the sale of Parcels 1 through 5 of the old railroad parcels south of Bernadette Lane. The City published this three (3) times in the Daily Herald and also sent notices to the adjacent property owners to each parcel. The deadline for bids was April 14, 2021 at 12:01 PM. We received the following bids which were opened at the City Council meeting on April 19, 2021:

Parcel 1: \$1,001.00 by Daniel Moecher of 908 Bernadette Lane

Parcel 2: \$50.00 by Jean Porter of 1210 Brandywine Circle

We received no other bids for these parcels and no bids for Parcels 3, 4 or 5. Since these bids were above the minimum bid of \$10.00, and since both bidders are adjacent property owners, we recommend acceptance of both bids for Parcels 1 and 2. Staff therefore recommends approval of a Motion to sell Parcel 1 to Daniel Moecher in the amount of \$1,001.00 and Parcel 2 to Jean Porter for \$50.00, reserving public utility and drainage easement rights over the entire property being sold. The Council needs to approve this with a $\frac{3}{4}$ vote of the corporate authorities.

3. Alternatives, including no action if viable:

1. Motion to approve the bid and sale of Parcels 1 and 2.
2. Do not make a Motion to sell the land, provide direction to staff on alternative action desired.

- **Budget Impact:** City will realize revenue from the sale of the properties of \$1,051.00 less recording fees, and additional property tax revenues once the properties are back on the tax rolls.
- **Staffing Impact:** No impact on staffing.

4. **Timeline for actions:** There is no specific timeline, but acceptable bids have been submitted and may be withdrawn if no action is taken.

5. Staff recommendation: Staff recommends approval of:

- a. Motion to Approve of a Bid to Purchase Parcel 1 to Daniel Moecher for the Amount of \$1,001.00 with Authority to Sign the Deed to the Community and Economic

Development Director Subject to Reservation of a Public Utility and Drainage Easement Over the Entire Property Sold.

- b. Motion to Approve of a Bid to Purchase Parcel 2 to Jean Porter for the Amount of \$50.00 with Authority to Sign the Deed to the Community and Economic Development Director Subject to Reservation of a Public Utility and Drainage Easement Over the Entire Property Sold.

Attachments:

1. Bid public notice.
2. Maps of Property.
3. Ordinance 21-13 Authorizing the Sale of Land.
4. Copy of Bids.
5. Deeds of Property.

PUBLIC NOTICE

SOLICITATION OF BIDS FOR THE SALE OF EXCESS FORMER RAILROAD PARCELS SOUTH OF BERNADETTE LANE AND NORTH OF MILLVIEW DRIVE, BATAVIA, IL

The City of Batavia owns five (5) parcels of land located South of Bernadette Lane and North of Millview Drive all identified as PIN 12-28-229-010 that are no longer necessary or useful for the City's purposes. The City desires to sell this Property by solicitation for bids as authorized by the Illinois Municipal Code (65 ILCS 5/11-72-2) (the "Statute").

The City shall advertise the Property for sale subject to a minimum price ("Minimum Accepted Bid Price") as required under the Statute. The sale of land shall be advertised for bids in a newspaper of general circulation in the City once a week for three (3) consecutive weeks, with the first advertisement being no less than thirty (30) days prior to the date on which the bids will be opened as advertised, specifying the Minimum Accepted Bid Price.

The City reserves the right to reject all bids and to accept only that bid that the corporate authorities determine is in the best interests of the City, which bid approval must be made by no less than three quarters (3/4) of the corporate authorities then holding office. The consideration for the sale of the Property may be in cash or in kind or a combination of cash and in kind consideration, and may include any reservations of right or other impositions that corporate authorities determine are in the best interests of the City.

This property as described is advertised for sale to the highest bidder, with a minimum bid of \$10.00. The property is to be sold as-is and where-is without any warranties or representations and is not considered a buildable parcel of land. The properties range from 1,970 to 5,955 square feet in area, are used for City and ComEd utility purposes and are all zoned R0 Single Family District. All properties are landlocked and there is no public access other than through adjacent properties. The City will reserve a public utility and drainage easement over the entire area being sold. Transfer of the property will be via a Quit Claim Deed only.

The City will accept sealed bids for the real estate until Wednesday, April 14, 2021 at 12:01 PM. Bids should be sent to the City's Community and Economic Development Department, marked "Railroad Parcel Land Sale" on the outside of the sealed envelope. Bids shall mark which parcel is being sought (Parcel 1 through 5). Bids will be opened at the City Council meeting on Monday, April 19, 2021 at 7:30 PM or shortly thereafter, with approval of the bid at a subsequent City Council meeting to be determined. The City reserves the right to reject any and all bids and to waive any formalities or technicalities in the bidding. Questions regarding this notice can be directed to Scott Buening, Community and Economic Development Director at 630-454-2710 or by email at sbuening@cityofbatavia.net.

Exhibit A-- Railroad Parcels Legal Description

Parcel 1

THAT PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981, AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT C OF COLONIAL VILLAGE, UNIT 5, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1957 AS DOCUMENT NUMBER 838250.

PIN: 12-28-229-010 (part)

Parcel 2

THAT PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981, AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT F OF COLONIAL VILLAGE, UNIT 5, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1957 AS DOCUMENT NUMBER 838250.

PIN: 12-28-229-010 (part)

Parcel 3

THAT PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981, AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT 17 OF COLONIAL VILLAGE, UNIT 4, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1956 AS DOCUMENT NUMBER 800808.

PIN: 12-28-229-010 (part)

Parcel 4

THAT PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981, AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT 22 OF COLONIAL VILLAGE, UNIT 4, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1956 AS DOCUMENT NUMBER 800808.

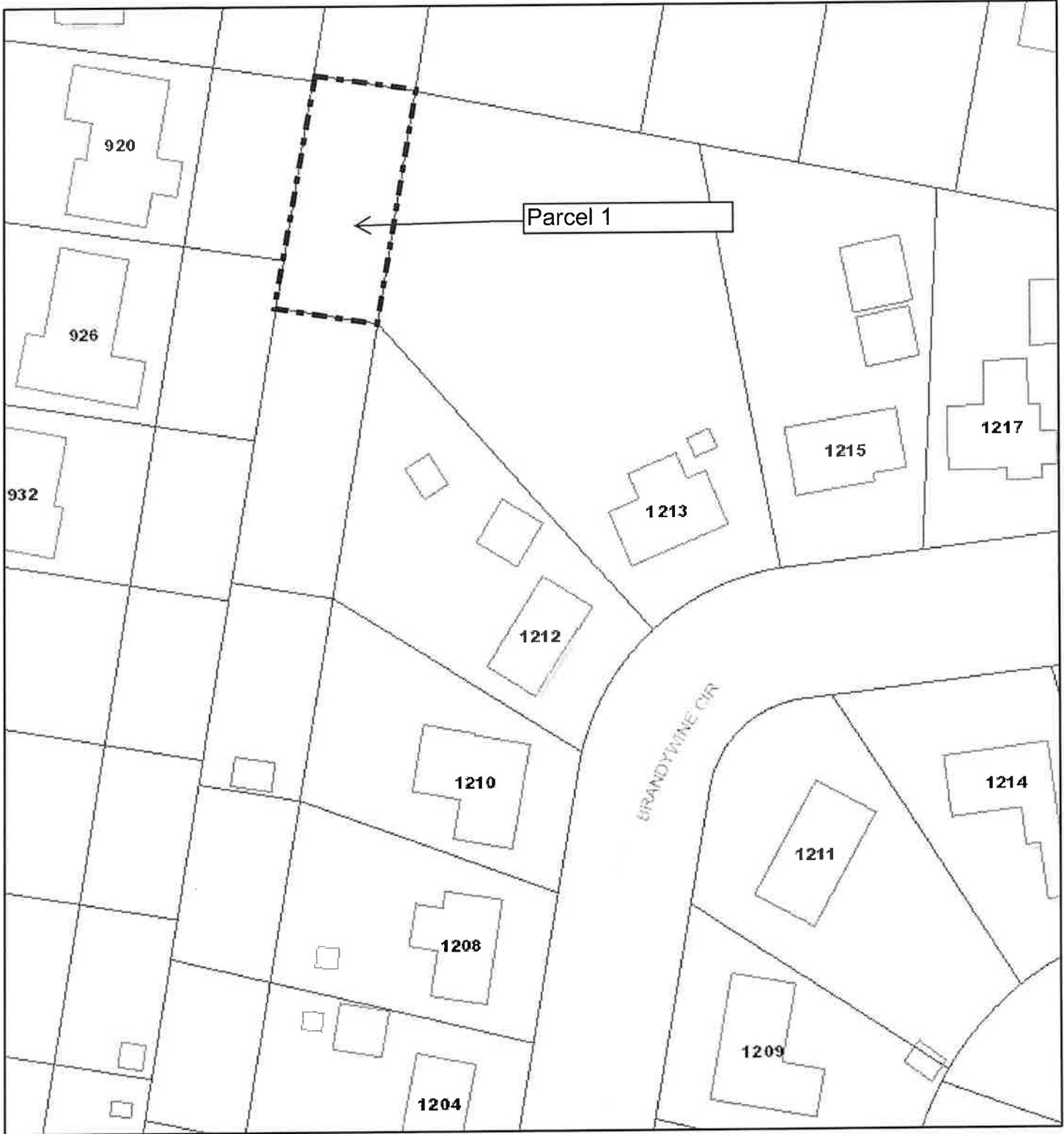
PIN: 12-28-229-010 (part)

Parcel 5



THAT PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981, AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT 24 OF COLONIAL VILLAGE, UNIT 4, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1956 AS DOCUMENT NUMBER 800808.

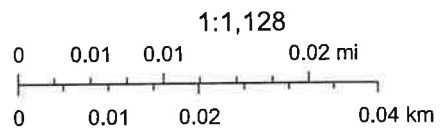
PIN: 12-28-229-010 (part)

Web AppBuilder for ArcGIS



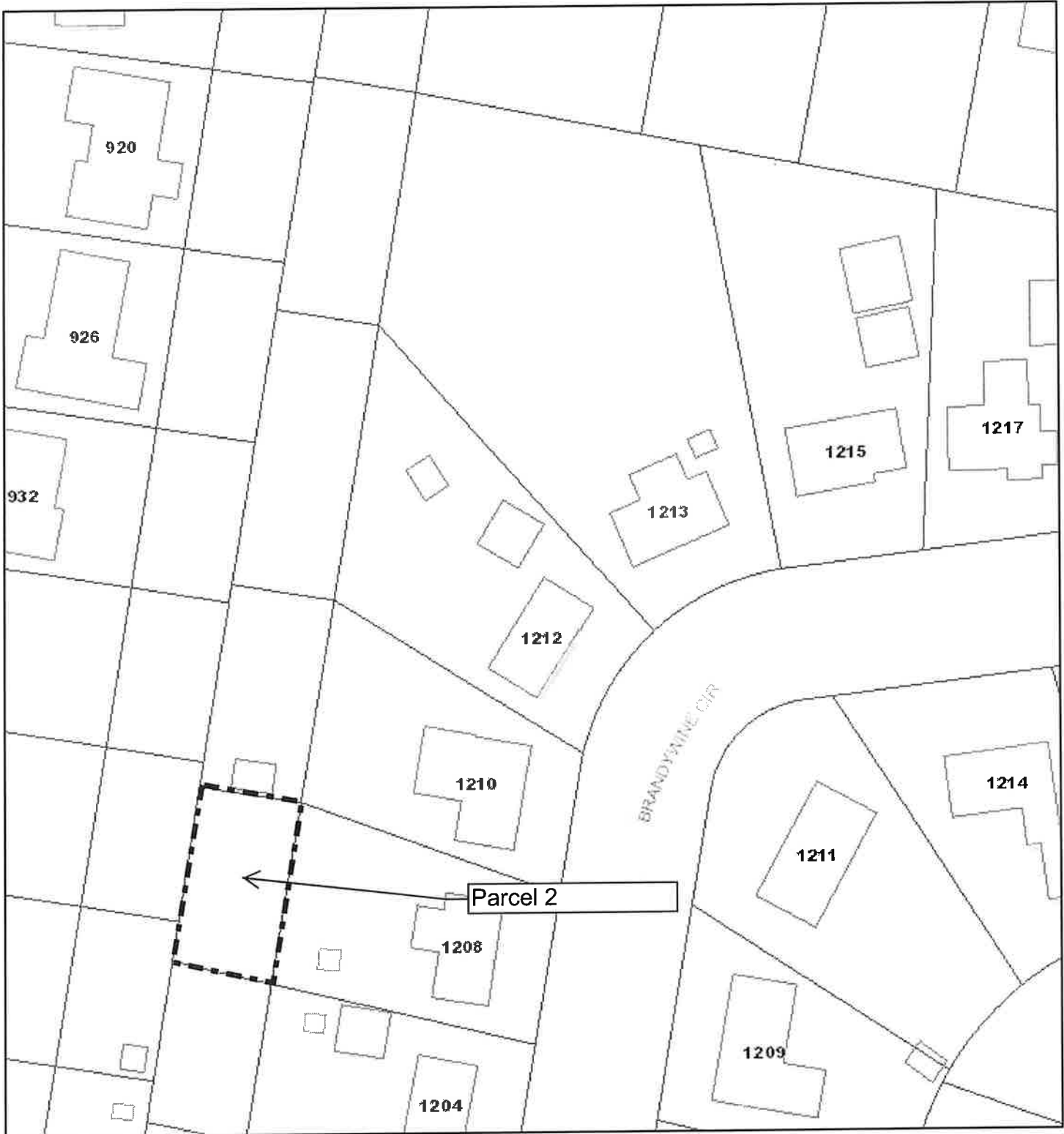
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| CITY LIMITS |  | BUILDINGS |
|  Unincorporated |  | PARCELS |
|  City of Batavia |  | CONDO PARCELS |
|  CREEKS | | ADDRESSES |




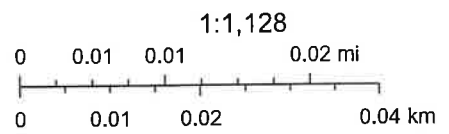
County of Kane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS



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|---|---|---------------|
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County of Kane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

**CITY OF BATAVIA, ILLINOIS
ORDINANCE 21-13**

**AUTHORIZING THE SALE OF EXCESS FORMER RAILROAD PARCELS
BY SOLICITATION OF BIDS (SOUTH OF BERNADETTE LANE AND
NORTH OF MILLVIEW DRIVE)**

**ADOPTED BY THE
MAYOR AND CITY COUNCIL
15TH DAY OF FEBRUARY, 2021**

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane & DuPage Counties, Illinois,
This 16th day of February, 2021

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS

ORDINANCE 21-13

**AUTHORIZING THE SALE OF EXCESS FORMER RAILROAD
PARCELS BY SOLICITATION OF BIDS (SOUTH OF BERNADETTE
LANE AND NORTH OF MILLVIEW DRIVE)**

WHEREAS, the City of Batavia owns the following described real properties being Parcels 1 through 5 inclusive, particularly described on Exhibit "A" all being part of PIN 12-28-229-010; and

WHEREAS, which real properties are generally located west of Brandywine Circle, east of Millview Drive and Towne Avenue, and south of Bernadette Lane, being a part of the old Burlington Northern Railroad right-of-way, in the City of Batavia, Kane County, Illinois, and are currently vacant and landlocked (the "Real Property"); and

WHEREAS, the Real Property is not required for the use of, or profitable to, the City of Batavia; and

WHEREAS, the Mayor and Council of the City of Batavia have determined that it is no longer necessary, appropriate, or in the best interest of the City of Batavia that it retain title to the Real Property; and

WHEREAS, pursuant to Section 11-76-2 of the Illinois Municipal Code notice shall be given of the proposal to sell the Real Property soliciting bids for the purchase of the Real Property, which notice shall be published once a week for three (3) successive weeks, and which bids shall be opened at a regularly scheduled meeting at least thirty (30) days after the first date of publication; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council members of the City of Batavia, Kane and DuPage County, State of Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the Mayor and the members of the City Council.

Section 2. The terms of the sale shall be as follows:

- A. The Real Property shall be sold "as is" with no warranties pursuant to a quit claim deed;
- B. The minimum bid for any parcel of the Real Property shall be Ten Dollars (\$10.00);
- C. Bidders shall be responsible to determine the physical condition of the property and may obtain title insurance and/or a current survey of the Real Property at the bidder's discretion, but no title insurance or survey shall be provided by the City;
- D. The City reserves the right to reject all bids, to accept any bid that the Mayor and City Council determine is in the best interests of the City, even if the bid is not the highest bid, and to impose any additional conditions on the sale that the City deems is in the best interests of the City;
- E. "Closing" shall consist of the City tendering a signed quit claim deed to the successful bidder in exchange for the agreed upon payment and written acknowledgment and acceptance of the deed;
- F. The City shall retain a public utility and drainage easement over the Real Property for the benefit of existing and proposed utilities;
- G. The City shall record the quit claim deed at the City's cost and provide the successful bidder the original, recorded deed after recording.

Section 3. The City Community and Economic Development Director is hereby authorized and directed to publish notice consistent with this Ordinance and the Illinois Municipal Code seeking bids for the sale of the Real Property, and to schedule the opening of the bids at a regular meeting of the City Council not less than thirty (30) days from the date of the publication of the first notice.

Section 4. Upon receipt and opening of the bids as prescribed herein, and acceptance of a bid by not less than three fourths (3/4s) of the corporate authorities, including the Mayor and City Council, now holding office by motion incorporating the terms of this Ordinance or resolution adopting additional terms and conditions, the Community and Economic Development Director shall be authorized and directed to convey and transfer title of the Real Property to the successful bidder by a proper deed of conveyance in exchange for the agreed upon consideration after obtaining acknowledgement and approval of the deed in writing successful bidder, which shall not be unreasonably refused, and the Community and Economic Development Director shall take all other actions that are necessary and appropriate to complete the sale of the Real Property.

CITY OF BATAVIA, ILLINOIS ORDINANCE 21-13

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 15th day of February, 2021.

APPROVED by me as Mayor of said City of Batavia, Illinois, this this 15th day of February, 2021.

Jeffery D. Schielke
Jeffery D. Schielke, Mayor

ATTEST:

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien	X				Baerren	X			
2	Callahan	X				Wolff	X			
3	Meitzler	X				Chanzit	X			
4	Malay			X		Knopp	X			
5	Uher	X				Beck	X			
6	Cerone	X				Russotto	X			
7	McFadden	X				Miller	X			
Mayor Schielke										
VOTE:		__13	Ayes	__0	Nays	__1	Absent	__0	Abstentions	
Total holding office: Mayor and 14 aldermen										

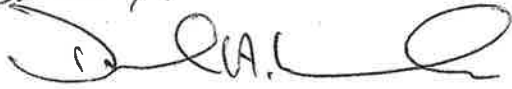
Ellen Posledni
Ellen Posledni, City Clerk

TO: City of Batavia, IL.
ATTN: Scott Buehling

RE: RAILROAD PARCEL Land SALE
PARCEL # 1
PIX # 12-28-229-010 (PART)

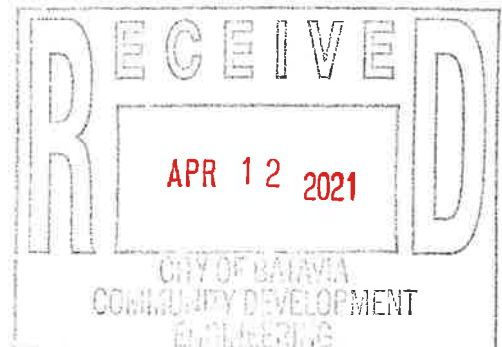
I respectfully submit a Bid of \$1001.00
for the described property, Parcel # 1.
(ONE THOUSAND ONE + ⁰⁰/₁₀₀ Dollars)

Sincerely,



Daniel A. Moeller
908 Bernadette Ln.
Batavia, IL. 60510

630-879-2884 - Home
630-453-7825 - Cell



April 5, 2021

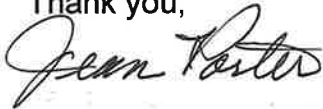
This letter is a bid of \$50.00 to purchase Parcel 2 (That part of Northeast quarter of section 28, Township 39 North, Range 8 East of the third principal meridian, Kane County, Illinois, more particularly described as follows: That part of the former Burlington Northern Inc.'s NIFA to West Batavia, Illinois branch line, now removed, as described in quit claim deed recorded February 9, 1981, as document no. 1568507, adjacent to and westerly of lot F of Colonial Village, Unit 5, being a subdivision of the Northeast quarter of said section 28, according to the plat thereof recorded July 3, 1957 as document number 838250.

It is understood that the lines shown on the map which you included with the proposal are not accurate and do not agree with those filed with the county. Please contact us at the following: 1210 Brandywine Circle

Batavia, IL 60510 Jmprsp2@gmail.com

630-879-2223

Thank you,

A handwritten signature in cursive script that reads "Jean Porter".

Jean Porter

QUIT CLAIM DEED

KANE COUNTY

MAIL DEED TO:

Daniel Moecher
908 Bernadette Lane
Batavia, IL 60510

SEND SUBSEQUENT TAX BILLS TO:

Daniel Moecher
908 Bernadette Lane
Batavia, IL 60510

THE GRANTOR, **the City of Batavia**, a municipal corporation, with its principal office at 100 N. Island Drive, Batavia, IL 60510, created and existing under and by virtue of the laws of the State of Illinois, in conformity with the authority given by the corporate authorities of said municipal corporation, by ordinance adopted at a meeting duly held on February 15, 2021, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00) DOLLARS, and other good and valuable consideration, receipt hereby acknowledged, does hereby CONVEY AND QUIT CLAIM to **Daniel Moecher**, all interest in the following described Real Estate situated in the County of Kane, in the State of Illinois, legally described as follows:

Parcel 1

THAT PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981, AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT C OF COLONIAL VILLAGE, UNIT 5, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1957 AS DOCUMENT NUMBER 838250.

Commonly known as: a vacant parcel located south of 908 Bernadette Lane, Batavia, IL

Permanent Index Number: 12-28-229-010 (part)

SUBJECT TO: (a) general Real Estate taxes accrued, but not yet payable at the time of closing, (b) special assessments confirmed after this Contract date, (c) building set-back lines and use or occupancy restrictions, (d) covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of reentry, (e) zoning laws and ordinances, (f) easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds, and (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit and

A reservation of easement rights in the City of Batavia for public utility and drainage purposes.

EXEMPT pursuant to 35 ILCS 200/31- 45 of the IL Real Estate Transfer Tax Law, Section (b).

Date: _____
Buyer, Seller, Representative

This Deed is made, executed and delivered pursuant to Ordinance No. 21-13 duly adopted at a meeting of the Batavia City Council held on the 15th of February, 2021.

IN WITNESS WHEREOF, said Grantor has its name to be signed to these presents by its Community and Economic Development Director, this _____ day of _____, 2021.

Scott Buening, Community and Economic Development Director

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that Scott Buening, Community and Economic Development Director, of the City of Batavia, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such Community and Economic Development Director, he signed and delivered the said instrument as Community and Economic Development Director, of said City of Batavia, pursuant to authority, given by the City Council of said City of Batavia as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2021.

NOTARY PUBLIC

Commission Expires: _____

This instrument was prepared by: Scott Buening
City of Batavia
100 N Island Avenue
Batavia, IL 60510
(630) 454-2700

QUIT CLAIM DEED

KANE COUNTY

MAIL DEED TO:

Jean Porter
1210 Brandywine Circle
Batavia, IL 60510

SEND SUBSEQUENT TAX BILLS TO:

Jean Porter
1210 Brandywine Circle
Batavia, IL 60510

THE GRANTOR, **the City of Batavia**, a municipal corporation, with its principal office at 100 N. Island Drive, Batavia, IL 60510, created and existing under and by virtue of the laws of the State of Illinois, in conformity with the authority given by the corporate authorities of said municipal corporation, by ordinance adopted at a meeting duly held on February 15, 2021, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00) DOLLARS, and other good and valuable consideration, receipt hereby acknowledged, does hereby CONVEY AND QUIT CLAIM to **Jean Porter**, all interest in the following described Real Estate situated in the County of Kane, in the State of Illinois, legally described as follows:

Parcel 2

THAT PART OF NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE FORMER BURLINGTON NORTHERN INC.'S NIFA TO WEST BATAVIA, ILLINOIS BRANCH LINE, NOW REMOVED, AS DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 9, 1981, AS DOCUMENT NO. 1568507, ADJACENT TO AND WESTERLY OF LOT F OF COLONIAL VILLAGE, UNIT 5, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1957 AS DOCUMENT NUMBER 838250.

Commonly known as: a vacant parcel located west of 1208 Brandywine Circle, Batavia, IL

Permanent Index Number: 12-28-229-010 (part)

SUBJECT TO: (a) general Real Estate taxes accrued, but not yet payable at the time of closing, (b) special assessments confirmed after this Contract date, (c) building set-back lines and use or occupancy restrictions, (d) covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of reentry, (e) zoning laws and ordinances, (f) easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds, and (g) drainage ditches, feeders, laterals and drain tile, pipe or other conduit and

A reservation of easement rights in the City of Batavia for public utility and drainage purposes.

EXEMPT pursuant to 35 ILCS 200/31- 45 of the IL Real Estate Transfer Tax Law, Section (b).

Date: _____
Buyer, Seller, Representative

This Deed is made, executed and delivered pursuant to Ordinance No. 21-13 duly adopted at a meeting of the Batavia City Council held on the 15th of February, 2021.

IN WITNESS WHEREOF, said Grantor has its name to be signed to these presents by its Community and Economic Development Director, this _____ day of _____, 2021.

Scott Buening, Community and Economic Development Director

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that Scott Buening, Community and Economic Development Director, of the City of Batavia, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such Community and Economic Development Director, he signed and delivered the said instrument as Community and Economic Development Director, of said City of Batavia, pursuant to authority, given by the City Council of said City of Batavia as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2021.

NOTARY PUBLIC

Commission Expires: _____

This instrument was prepared by: Scott Buening
City of Batavia
100 N Island Avenue
Batavia, IL 60510
(630) 454-2700