

**This Instrument Prepared By/Return To:**

Foster, Buick, Conklin,  
Lundgren & Gottschalk, LLC  
Attorneys at Law  
2040 Aberdeen Court  
Sycamore, Illinois 60178

\* The Above Space for Recorder's Use Only \*

**TOWN OF CORTLAND  
DEKALB COUNTY, ILLINOIS**

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TOWN OF CORTLAND  
ORDINANCE NO. 2026 - \_\_\_\_

AN ORDINANCE ANNEXING 77.54 ACRES OWNED BY  
ANDRA L. OLSON AS TRUSTEE  
OF THE ANDRA L. OLSON DECLARATION OF TRUST DATED OCTOBER 28, 2022  
TO THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

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**ADOPTED BY THE  
MAYOR AND BOARD OF TRUSTEES  
OF THE TOWN OF CORTLAND**

**This \_\_\_\_ day of \_\_\_\_ 2026**

Published in pamphlet form by the authority of the President and Board of Trustees of the Town of Cortland, DeKalb County, Illinois, this \_\_\_\_ day of \_\_\_\_ 2026.

ORDINANCE 2026-\_\_

AN ORDINANCE ANNEXING 77.54 ACRES OWNED BY  
ANDRA L. OLSON AS TRUSTEE  
OF THE ANDRA L. OLSON DECLARATION OF TRUST DATED OCTOBER 28, 2022  
TO THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

**WHEREAS**, Andra L. Olson as Trustee of the Andra L. Olson Declaration of Trust dated October 28, 2022 has filed a petition for annexation, signed by the legal owners of record of all land within the territory hereinafter described, with the Town Clerk of the Town of Cortland, DeKalb County, Illinois, requesting that said territory be annexed to the Town of Cortland; and,

**WHEREAS**, there are no electors residing within said territory; and,

**WHEREAS**, the said territory is not within the corporate limits of any municipality but is contiguous to the Town of Cortland; and,

**WHEREAS**, legal notices regarding the intention of the Town to annex said property have been or will be sent to all public bodies required to receive such notice by state statute (65 ILCS 5/7-1-1 et seq.); and,

**WHEREAS**, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically Section 7-1-8 of the Illinois Municipal Code; and,

**WHEREAS**, it is in the best interest of the Town of Cortland that the territory be annexed thereto.

**NOW THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of Cortland, Illinois, as follows:**

Section 1. That the following described territory,

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 89°38'25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (ALSO THE SOUTH LINE OF NEUCORT LAKES UNIT ONE & THREE), A DISTANCE OF 1326.94 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, FOR A POINT OF BEGINNING; THENCE SOUTH 00°11'13" WEST, ALONG SAID WEST LINE A DISTANCE OF 2063.06 FEET TO THE NORTH LINE OF PRAIRIE VIEW SUBDIVISION; THENCE NORTH 89°12'47" EAST ALONG SAID NORTH LINE, A DISTANCE OF 95.61 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 00°06'00" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 357.66 FEET; THENCE NORTH 89°12'39" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 404.09 FEET; THENCE SOUTH 00°09'15" WEST, A DISTANCE OF 252.78 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°12'39" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 824.93 FEET TO THE SOUTHEAST CORNER OF

SAID SOUTHEAST QUARTER; THENCE NORTH 00°13'16" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2663.54 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°38'25" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (ALSO THE SOUTH LINE OF NEUCORT LAKES UNIT ONE & THREE), A DISTANCE OF 1326.93 FEET TO THE POINT OF BEGINNING.

Identified as DeKalb County PIN 09-20-426-002, consisting of 77.54 acres of land

being indicated on an accurate map of the annexed territory (which is appended to as Exhibit "A" and hereby made a part of this Ordinance), is and shall be annexed to the Town of Cortland, DeKalb County, Illinois.

Section 2. That the Town Clerk is hereby directed to record with the Recorder and to file with the County Clerk a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to the Ordinance, and provide any necessary notifications to appropriate public bodies.

Section 3. Effective Date. This Ordinance shall be in full force and effect after its passage and publication as provided by law.

**PASSED BY THE BOARD OF TRUSTEES** of the Town of Cortland, Illinois, at a regular meeting thereof held on the 13th day of July, 2026, and approved by me as Mayor on the same day.

AYE:

NAY:

ABSENT:

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Mark Pietrowski  
Mayor

**ATTEST:**

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Cheryl Aldis  
Town Clerk

**CERTIFICATE**

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF DEKALB    )

I, Cheryl Aldis, certify that I am the duly appointed and acting Town Clerk of the Town of Cortland, DeKalb County, Illinois.

I further certify that on July 13, 2026, the Corporate Authorities of such municipality passed and approved Ordinance No. 2026-\_\_\_\_ entitled **AN ORDINANCE ANNEXING 77.54 ACRES OWNED BY ANDRA L. OLSON AS TRUSTEE OF THE ANDRA L. OLSON DECLARATION OF TRUST DATED OCTOBER 28, 2022 TO THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS** which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2026-\_\_\_\_ including the Ordinance and a cover sheet thereof prepared, and a copy of such Ordinance was posted in the Town Hall, commencing on \_\_\_\_\_. Copies of such Ordinance were also available for public inspection upon request in the office of the Town Clerk.

Dated at Cortland, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

\_\_\_\_\_  
Cheryl Aldis, Town Clerk

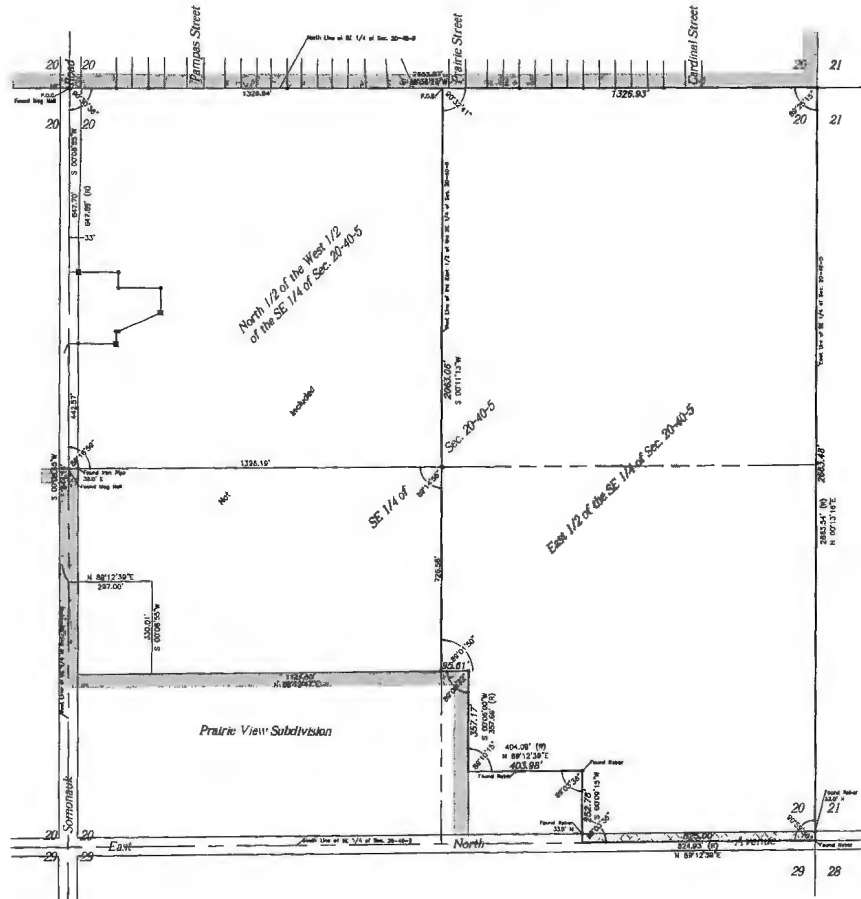
# MAP OF TERRITORY TO BE ANNEXED TO THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 89°30'25" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (ALSO THE SOUTH LINE OF NEUCURT LINES UNIT ONE & THREE), A DISTANCE OF 1326.94 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, FOR A POINT OF BEGINNING; THENCE SOUTH 07°11'13" WEST 89°12'47" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2053.09 FEET TO THE NORTH LINE OF PRAIRIE VIEW SUBDIVISION; THENCE NORTH 07°12'39" EAST, A DISTANCE OF 357.68 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 07°06'00" WEST, A DISTANCE OF 285.26 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°12'39" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 404.03 FEET; THENCE SOUTH 07°06'15" WEST, A DISTANCE OF 285.26 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°12'39" EAST, A DISTANCE OF 854.83 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 07°13'18" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2853.54 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°30'25" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (ALSO THE SOUTH LINE OF NEUCURT LINES UNIT ONE & THREE), A DISTANCE OF 1326.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 77.54 ACRES

PROPERTY ADDRESS: EAST NORTH AVENUE, CORTLAND, ILLINOIS  
PM: 08-10-128-001

NOTE: THE RIGHT OF WAY OF EAST NORTH AVE IS ALSO  
ANNEXED AND HEREBY DEDICATED TO THE TOWN OF CORTLAND.



STATE OF ILLINOIS }  
COUNTY OF DEKALB }  
ANDREA L. OLSON AS OWNER OF THE SAID PARCEL, HEREBY  
ACCEPTS THIS PLAT DEPICTING REDIGATION FOR EAST NORTH AVENUE.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

STATE OF ILLINOIS }  
COUNTY OF DEKALB }  
ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

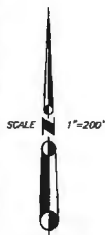
BY \_\_\_\_\_  
ANDREA L. OLSON  
TRUSTEE OF THE ANDREA L. OLSON  
DECLARATION OF TRUST DATED MAY 18, 2018

STATE OF ILLINOIS }  
COUNTY OF DEKALB }  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE FORESAID COUNTY,  
AND STATE, DO HEREBY CERTIFY THAT ANDREA L. OLSON PERSONALLY APPEARED BEFORE ME  
THIS DAY, IN PERSON AND ACKNOWLEDGED HE SIGNED AND DELIVERED THE ANNEXED PLAT,  
AS HER OWN TITLE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET  
FORTH.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

STATE OF ILLINOIS }  
COUNTY OF DEKALB }  
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DEKALB  
COUNTY, IN THE STATE OF ILLINOIS AFORESAID ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2026, AT \_\_\_\_\_ O'CLOCK AND RECORDED IN PLAT SHEET  
AT BLK. NO. \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_

NOTARY PUBLIC

TOWN OF CORTLAND  
COUNTY RECORDER



LEGEND  
Boundary of property to be annexed  
Found iron pipe  
Set iron pipe  
P.O.B. (N)  
Point of beginning  
Record distance  
Right of way hereby dedicated  
Existing corporate limits  
P.O.C.  
Point of commencement

STATE OF ILLINOIS }  
COUNTY OF DEKALB }  
THIS IS TO CERTIFY THAT LESLIE AARON DOOGS, ILLINOIS  
PROFESSIONAL LAND SURVEYOR NO. 3833 HAVE PREPARED THIS PLAT OF  
ANNEXATION FROM OFFICIAL RECORDS OF THE ABOVE DESCRIBED PROPERTY  
AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF  
THE PROPERTY TO BE ANNEXED TO THE TOWN OF CORTLAND.  
DATED AT DEKALB, ILLINOIS THIS 27TH DAY OF APRIL, 2026.

LESLIE AARON DOOGS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833  
LICENSE EXPIRATION DATE: NOVEMBER, 2024, 2026

JADE Hanna Surveyors  
155 N 3rd Street  
Dekalb, IL 60115  
(815) 756-2189  
info@hannasurveyors.com  
License No. 124008822

Exhibit A