

This Instrument Prepared By/Return To:

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* The Above Space for Recorder's Use Only *

**TOWN OF CORTLAND
DEKALB COUNTY, ILLINOIS**

TOWN OF CORTLAND
ORDINANCE NO. 2026 - XX

AN ORDINANCE ANNEXING 80.33 ACRES OWNED BY
JOHN E. WALTER AS TRUSTEE OF THE JOHN E. WALTER TRUST DATED NOVEMBER 13, 2024
AND JOHN R. WALTER
TO THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

**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-XX

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JOHN E. WALTER AS TRUSTEE OF THE JOHN E. WALTER TRUST DATED NOVEMBER 13, 2024
AND JOHN R. WALTER
TO THE TOWN OF CORTLAND, DEKALB COUNTY, ILLINOIS

WHEREAS, John E. Walter as Trustee of the John E. Walter Trust dated November 13, 2024 and John R. Walter have 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,

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27 AND THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (NOW KNOWN AS ATHE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, A DELAWARE CORPORATION) (EXCEPTING FROM SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 AFORESAID. THAT PART FALLING IN THE FOLLOWING DESCRIBED LAND:

PART OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 823.0 FEET TO THE WESTERLY BANK OF THE UNION DITCH #1 RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION OVER SAID SECTION; THENCE NORTHERLY AT AN ANGLE OF 83 DEGREES 53 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE ALONG SAID WESTERLY BANK, A DISTANCE OF 166.5 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY; THENCE

SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILWAY, A DISTANCE OF 1887.12 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTHERLY ALONG THE SAID WEST LINE, A DISTANCE OF 2413.4 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 7 (U.S. ALT. 30 - LINCOLN HIGHWAY); THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE TO THE SOUTHEASTERLY CORNER OF PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN DEED BOOK 332, PAGE 43, IN THE DEKALB COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT STATION 336/84 ON THE CENTER LINE OF FEDERAL AID ROUTE 7 AS RECORDED IN DOCUMENT NO. 297030, DEKALB COUNTY, ILLINOIS; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST QUARTER, QUARTER LINE OF SAID SECTION 27 TO A POINT THAT IS 60 FEET DISTANCE FROM (AS MEASURED ON A NORMAL LINE) THE CENTER LINE OF SAID FA ROUTE 7 FOR A POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE, A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTHWESTERLY TO A POINT ON A LINE 60 FEET FROM (AS MEASURED ON A NORMAL LINE) AND PARALLEL WITH THE CENTER LINE OF SAID FA ROUTE 7, SAID POINT BEING 10 FEET WESTERLY OF THE POINT OF BEGINNING, AS MEASURED ALONG SAID LINE; THENCE EASTERLY FOR A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING); THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED BOOK 332, PAGE 43, A DISTANCE OF 200 FEET TO THE NORTHERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED BOOK 332, PAGE 43, TO THE WESTERLY CORNER THEREOF AND THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL AID ROUTE 7; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL AID ROUTE 7 TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 6; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID S.B.I. ROUTE 6 TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SECTION 27; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 27 TO THE INTERSECTION WITH THE CENTER LINE OF SAID S.B.I. ROUTE 6; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID S.B.I. ROUTE 6 TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTHERLY ALONG THE SAID WEST LINE, A DISTANCE OF 2327.9 FEET TO THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS) ALL IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

ALSO EXCEPTING ALL THAT PART OF SAID PREMISES LYING SOUTH OF THE CENTER LINE OF SAID FEDERAL AID ROUTE 7; AND ALSO EXCEPTING THE FOLLOWING: THAT PART THEREOF DESCRIBED AS FOLLOWS:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 586.55

FEET TO THE CENTER LINE OF FEDERAL AID ROUTE 7 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 235.49 FEET; THENCE EASTERLY AT AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 647.11 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 362.71 FEET TO THE CENTER LINE OF SAID FEDERAL AID ROUTE 7; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID FEDERAL AID ROUTE 7 A DISTANCE OF 659.49 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE ABOVE THAT PART THEREOF DESCRIBED IN WARRANTY DEED IN BOOK 335 ON PAGE 693 IN THE DEKALB COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS: PARCEL A: PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, AS SET FORTH IN DOCUMENT NO. 198481 IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS A STRIP OF LAND 120.0 FEET IN WIDTH, THE CENTER LINE OF SAID 120.0 FOOT STRIP BEING THE CENTER LINE OF FEDERAL AID ROUTE 7 AS RECORDED IN DOCUMENT NOS. 297144 AND 297145 IN DEKALB COUNTY, ILLINOIS, EXCEPT THAT PORTION PREVIOUSLY DEDICATED AND USED FOR ROAD PURPOSES. PARCEL B: PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, AS SET FORTH IN DOCUMENT NO. 198481, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 27 WITH THE CENTER LINE OF FEDERAL AID ROUTE 7 AS RECORDED IN DOCUMENT NO. 297144 IN DEKALB COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT THAT IS 60.0 FEET DISTANT FROM (AS MEASURED ON A NORMAL LINE) THE CENTER LINE OF SAID FEDERAL AID ROUTE 7; THENCE SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID FEDERAL AID ROUTE 7 TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF A PUBLIC ROAD FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY PARALLEL WITH THE CENTER LINE OF SAID FEDERAL AID ROUTE 7 FOR A DISTANCE OF 6.0 FEET; THENCE SOUTHERLY TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD, THE LAST MENTIONED POINT BEING 100.0 FEET DISTANT FROM THE POINT OF BEGINNING AS MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

Identified as DeKalb County PIN 09-27-100-002 and 09-27-300-004, consisting of 80.33 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 _____ day of _____, 2026, and approved by me as Mayor on the same day.

AYE:
NAY:
ABSENT:

Mark Pietrowski
Mayor

ATTEST:

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 _____, 2026, the Corporate Authorities of such municipality passed and approved Ordinance No. 2026-___ entitled **AN ORDINANCE ANNEXING 80.33 ACRES OWNED BY JOHN E. WALTER AS TRUSTEE OF THE JOHN E. WALTER TRUST DATED NOVEMBER 13, 2024 AND JOHN R. WALTER 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