

ORDINANCE NO. 8283- 56

AMENDMENT TO A PART OF THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS
AND THE ZONING MAP OF URBANA, ILLINOIS

WHEREAS, after due publication, public hearings were held on the 24th day of February, 1983 and the 10th day of March, 1983, concerning the Petition filed in Plan Commission Case #1148-M-83, and

WHEREAS, the Urbana Plan Commission recommended approval of the request that the property herein described below be changed from R-5 Medium High Density Multiple Family Residential to B-3 General Business.

THEREFORE, BE IT ORDAINED by the Urbana City Council, that:

The Zoning Ordinance of the City of Urbana and the Zoning Map of Urbana, Illinois, are herewith and hereby amended to amend the zoning classification of the following described area to that of: B-3 General Business

Lots one, two, three, four and five in Block
Thirty-Nine (39) of the Seminary Addition to
Urbana, Champaign County, Illinois,

commonly known as 1300 Block of Park Avenue, Urbana, Illinois.

The said area above described being represented on the map attached hereto and incorporated herein by reference.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of

the City of Urbana, Illinois, at a regular meeting of said Council on the
21st day of March, 1983.

PASSED by the City Council this 21st day of March, 1983.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

APPROVED by the Mayor this 30th day of March, 1983.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION

I, Ruth S. Brookens, City Clerk, City of Urbana, Illinois, do
herewith certify that I caused the above Ordinance to be duly published in the
News-Gazette on the 9th day of April, 1983; corrected on the 25th
day of April, 1983.

Ruth S. Brookens
Ruth S. Brookens

CERTIFICATE OF PUBLICATION IN The News-Gazette

ORDINANCE NO. 8283-56

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The said area above described being represented on the following map and incorporated herein by reference.

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PASSED by the City Council this 21st day of March, 1983.

Ruth S. Brookens
City Clerk

APPROVED by the Mayor, this 30th day of March, 1983.

Jeffrey T. Markland
Mayor

7828—April 25, 1983

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by M. J. Duca, its controller, does hereby

certify that said Corporation is the publisher of The News-Gazette and that the same is a daily secular newspaper of general circulation published in Champaign, Champaign County, Illinois, and which said newspaper had been regularly published for more than six months prior to the first publication of the annexed notice; said publisher further certifies that the annexed notice was published once each week for _____ consecutive weeks in said newspaper, namely on the following dates:

<u>Apr 25</u>	, A. D. 19 <u>83</u>
_____	, A. D. 19
CITY OF URBANA, ILL. RECEIVED	, A. D. 19
APR 27 1983	, A. D. 19
CITY CLERK'S OFFICE	, A. D. 19

Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By [Signature] Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ no chg

CERTIFICATE OF PUBLICATION IN The News-Gazette

ORDINANCE NO. 8283-56
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OF THE ZONING ORDINANCE
OF THE CITY OF URBANA, ILLINOIS
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WHEREAS, the Urbana Plan Commission recommended approval of the request that the property herein described below be changed from R-5 Medium High Density Multiple Family residential to B-3 General Business.

Lots one, two, three, four and five in Block Thirty-Nine (39) of the Seminary Addition to Urbana, Champaign County, Illinois, commonly known as 1300 Block of Park Avenue, Urbana, Illinois.

The said area above described being represented on the map attached hereto and incorporated herein by reference.

This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2.4 of the Illinois Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 21st day of March, 1983.

PASSED by the City Council this 21st day of March, 1983.

Ruth S. Brookens, City Clerk
APPROVED by the Mayor this 30th day of March, 1983.

Jeffrey T. Markland, Mayor
7768 — Apr. 9, 1983

The undersigned, THE CHAMPAIGN NEWS-GAZETTE, INCORPORATED, by

M. S. Duca

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certify that said Corporation is the publisher of The News-Gazette and that the same is a daily secular newspaper of general circulation published in Champaign, Champaign County, Illinois, and which said newspaper had been regularly published for more than six months prior to the first publication of the annexed notice; said publisher further certifies that the annexed notice was published once each week for

consecutive weeks in said newspaper, namely on the following dates:

	APR 9, A. D. 1983
	, A. D. 19
	, A. D. 19
	, A. D. 19
	, A. D. 19

CITY OF URBANA, ILL.
RECEIVED
APR 15 1983
CITY CLERK'S OFFICE

Said publisher further certifies that the date of the first paper containing the said notice was on the first date hereinabove set forth, and that the date of the last paper containing the said notice was on the last date hereinabove set forth.

The Champaign News-Gazette, Incorporated

By *[Signature]* Controller

PUBLISHER OF THE NEWS-GAZETTE

Publisher's fee \$ 18.90

3-21-83
DEED

8283-56

This Indenture, Made this 21st day of March, 19 83,
between BUSEY FIRST NATIONAL BANK, a national banking association, as trustee under
the provisions of a deed or deeds in trust duly recorded and delivered to said BUSEY FIRST
NATIONAL BANK, in pursuance of a trust agreement dated the 1st day of
May, 19 76, and known as Trust Number 482, Party of the
first part, and

JOHN WALSH MILLER, a widower, not having been remarried,

of Champaign, Illinois party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of
Ten (10) Dollars, and other good and
valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the
second part, the following described real estate, situated in Champaign County, Illinois, to-wit:

The North Seventy-Two (72) Feet of Lot One (1),
and all of Lots Two (2), Three (3), Four (4), Five (5),
all in Block Thirty-Nine (39) of the Seminary Addition
to the City of Urbana, being a part of the Northwest
Quarter (1/4) of the Southeast Quarter (1/4) of Section 7,
Township 19 North, Range 9 East of the Third Principal
Meridian, in Champaign County, Illinois.

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to the proper use,
benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said
trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above
mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record against the
above described real estate in said county given to secure the payment of money, and remaining unreleased at the date
of the delivery hereof.

In ~~Witness~~ ~~Whereof~~, said party of the first part has caused its corporate seal to be hereto affixed, and has
caused its name to be signed to these presents by its Trust Officer and attested by its Cashier, the day and year first
above written.

BUSEY FIRST NATIONAL BANK
As Trustee as aforesaid;

By

Frank Shepard
Trust Officer

Attest

William A. Busey

Cashier

This Indenture Witnesseth That the Grantor (s) JOHN WALSH MILLER,

a widower, not having been remarried

of the County of Champaign and State of Illinois for and in consideration of Ten (10) Dollars,

and other good and valuable considerations in hand, paid, Conveys and Quit-Claims unto BUSEY FIRST NATIONAL BANK, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 1st day of May 19 76, known as Trust Number 482, the following described real estate in the County of Champaign and State of Illinois, to-wit:

The North Seventy-Two (72) Feet of Lot One (1) and all of Lots Two (2), Three (3), Four (4), Five(5), all in Block Thirty-Nine (39) of the Seminary Addition to the City of Urbana, being a part of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section 7, Township 19 North, Range 9 East of the Third Principal Meridian, in Champaign County, Illinois.

Subject to: A covenant running with the land as specifically described in the attached Exhibit A, and by reference incorporated herein.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect, subdivide, sell, mortgage or lease said premises, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 21st day of March 19 83.

JOHN WALSH MILLER (SEAL) (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)

STATE OF ILLINOIS
COUNTY OF CHAMPAIGN

ss. I, CARL M. WEBBER

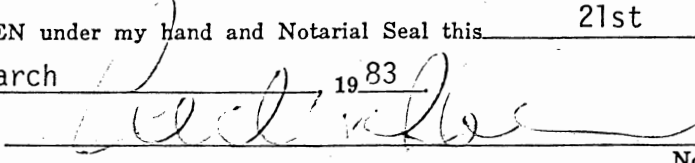
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
JOHN WALSH MILLER

who is

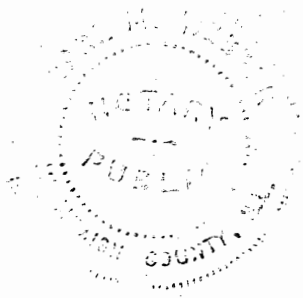
personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his

free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 21st day of March 1983



Notary Public.



RETURN TO:

CARL M. WEBBER
WEBBER & THIES, P.C.
202 Lincoln Square
P.O. Box 189
Urbana, IL 61801

BOX 8

TRUST No. 482

DEED IN TRUST

TO

**BUSEY FIRST NATIONAL BANK
TRUSTEE**

Property Address

BUSEY FIRST NATIONAL BANK
Urbana, Illinois

SUBJECT TO:

A covenant running with the land voluntarily placed upon this property by the Grantors herein and voluntarily accepted by the Grantees, as follows:

1. The owner, or owners, of the properties transferred by this Deed shall collectively, not allow more sewage on a daily average to be introduced into the sanitary sewer serving these properties, from these properties, than would emanate from four average single family dwellings.

2. The Executive Director of the Urbana/Champaign Sanitary District shall reasonably determine the average amount of sewage expected from four average single family dwellings in Urbana, for comparison purposes; and if asked to do so by either one of the Grantees herein or the City of Urbana, shall, at the reasonable expense of Grantee herein, investigate and determine the daily average of sanitary sewage emanating from these properties.

3. The Grantors herein may enforce this covenant or the City of Urbana (City) on its own initiative may enforce it on behalf of the Grantors. Grantors and Grantees agree to this jurisdiction being undertaken and assumed by the City on behalf of the Grantors, shall the City decide to do so; and the Grantors and Grantees agree to allow appropriate persons from the Urbana/Champaign Sanitary District or the City of Urbana to inspect the premises, subject to reasonable notification.

4. Should the owner or owners, as the case may be, be found by the Grantors or the City to be in violation of paragraph one above, the Grantors or the City of Urbana shall give notice of that violation. The owner or owners then shall have five (5) days to correct the violation. Should the violation not be corrected within five (5) days, the Grantors may require that the City, or the City on its own determination may, revoke any or all Certificates of Occupancy, Sewer Connection Permit or Building Permits, as the case may be, for the properties herein.

5. This covenant in its entirety is and shall be automatically released and of no force, upon a sanitary sewer project substantially as proposed this date for the "Mathews Street Sewer #City Section 83-00232-00-SR" or a subsequent project being constructed and approved.

QUIT CLAIM DEED

DOCUMENT NO. _____

THE GRANTORS, BENJAMIN T. WILLIAMS and
ELIZABETH ANN WILLIAMS, Husband and Wife,

For Recorder's Certificate Only

of the City of Champaign, in the County
of Champaign, and State of Illinois

for and in consideration of Ten Dollars (\$10.00) and other good and
valuable consideration in hand paid, CONVEY and QUIT CLAIM to
the GRANTEE, JOHN WALSH MILLER, a widower, not
having been remarried

of the City of Champaign, County of Champaign, and State
of Illinois. All interest in the following described real estate:

The South Sixty (60) Feet of Lot One (1), Block
Thirty-Nine (39) of the Seminary Addition to
Urbana, in Champaign County, Illinois, commonly
known as 505 North Mathews, Urbana, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 15th day of March, 1983.

Benjamin T. Williams
Benjamin T. Williams

Elizabeth Ann Williams
Elizabeth Ann Williams

STATE OF ILLINOIS }
CHAMPAIGN COUNTY } SS

I, the undersigned, a Notary Public in and for said County and State
aforesaid, DO HEREBY CERTIFY, that
BENJAMIN T. WILLIAMS and ELIZABETH ANN WILLIAMS

personally known to me to be the same person^S whose name^S are
subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that they signed, sealed and delivered the said
instrument as their free and voluntary act, for the uses and purposes
therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal, this 21st
day of March, A.D. 1983.

[Signature] Notary Public

Deed Prepared By: WEBBER & THIES, P.C., 202
Lincoln Square, P.O. Box 189, Urbana, IL
61801 (217) 367-1126

Tax Bill To: Benjamin T. Williams, 1408 W.
University, Urbana, IL 61801

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.
March 21, 1983

Signature [Signature]

(SEAL)

QUIT CLAIM DEED

DOCUMENT NO. _____

THE GRANTOR, JOHN WALSH MILLER, a widower,
not having been remarried,

For Recorder's Certificate Only

of the City of Champaign, in the County
of Champaign, and State of Illinois,

for and in consideration of Ten Dollars (\$10.00) and other good and
valuable consideration in hand paid, CONVEY and QUIT CLAIM to
the GRANTEE S, BENJAMIN T. WILLIAMS and ELIZABETH ANN
WILLIAMS, Husband and Wife, as Tenants in Common, not as
Joint Tenants

of the City of Champaign, County of Champaign, and State
of Illinois. All interest in the following described real estate:

The South Sixty(60) Feet of Lot One (1), Block
Thirty-Nine (39) of the Seminary Addition to
Urbana, in Champaign County, Illinois, commonly
known as 505 North Mathews, Urbana, Illinois.

Subject to: A covenant running with the land as specifically
described in the attached Exhibit A, and by reference incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of March, 19 83.

JOHN WALSH MILLER

STATE OF ILLINOIS }
CHAMPAIGN COUNTY } SS

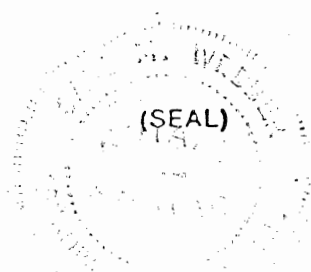
I, the undersigned, a Notary Public in and for said County and State
aforesaid, DO HEREBY CERTIFY, that

JOHN WALSH MILLER

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 acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act, for the uses and purposes
therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal, this 21st
day of March, A.D. 19 83.

[Signature] Notary Public



Deed Prepared By: WEBBER & THIES, P.C., 202
Lincoln Square, P.O. Box 189, Urbana, IL
6180. (217) 367-1126

Tax Bill To: Benjamin T. Williams, 1408 W.
University, Urbana, IL 61801

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.
March 21, 1983

SUBJECT TO:

A covenant running with the land voluntarily placed upon this property by the Grantors herein and voluntarily accepted by the Grantees, as follows:

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2. The Executive Director of the Urbana/Champaign Sanitary District shall reasonably determine the average amount of sewage expected from four average single family dwellings in Urbana, for comparison purposes; and if asked to do so by either one of the Grantees herein or the City of Urbana, shall, at the reasonable expense of Grantee herein, investigate and determine the daily average of sanitary sewage emanating from these properties.

3. The Grantors herein may enforce this covenant or the City of Urbana (City) on its own initiative may enforce it on behalf of the Grantors. Grantors and Grantees agree to this jurisdiction being undertaken and assumed by the City on behalf of the Grantors, shall the City decide to do so; and the Grantors and Grantees agree to allow appropriate persons from the Urbana/Champaign Sanitary District or the City of Urbana to inspect the premises, subject to reasonable notification.

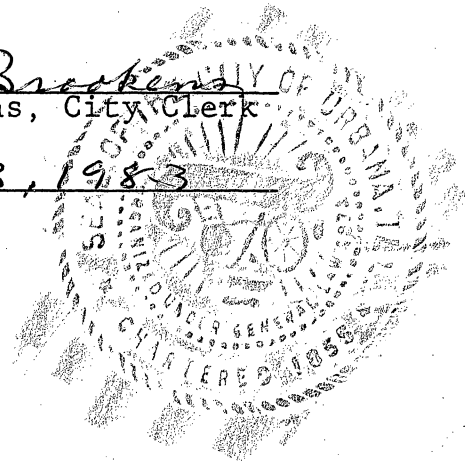
4. Should the owner or owners, as the case may be, be found by the Grantors or the City to be in violation of paragraph one above, the Grantors or the City of Urbana shall give notice of that violation. The owner or owners then shall have five (5) days to correct the violation. Should the violation not be corrected within five (5) days, the Grantors may require that the City, or the City on its own determination may, revoke any or all Certificates of Occupancy, Sewer Connection Permit or Building Permits, as the case may be, for the properties herein.

5. This covenant in its entirety is and shall be automatically released and of no force, upon a sanitary sewer project substantially as proposed this date for the "Mathews Street Sewer #City Section 83-00232-00-SR" or a subsequent project being constructed and approved.

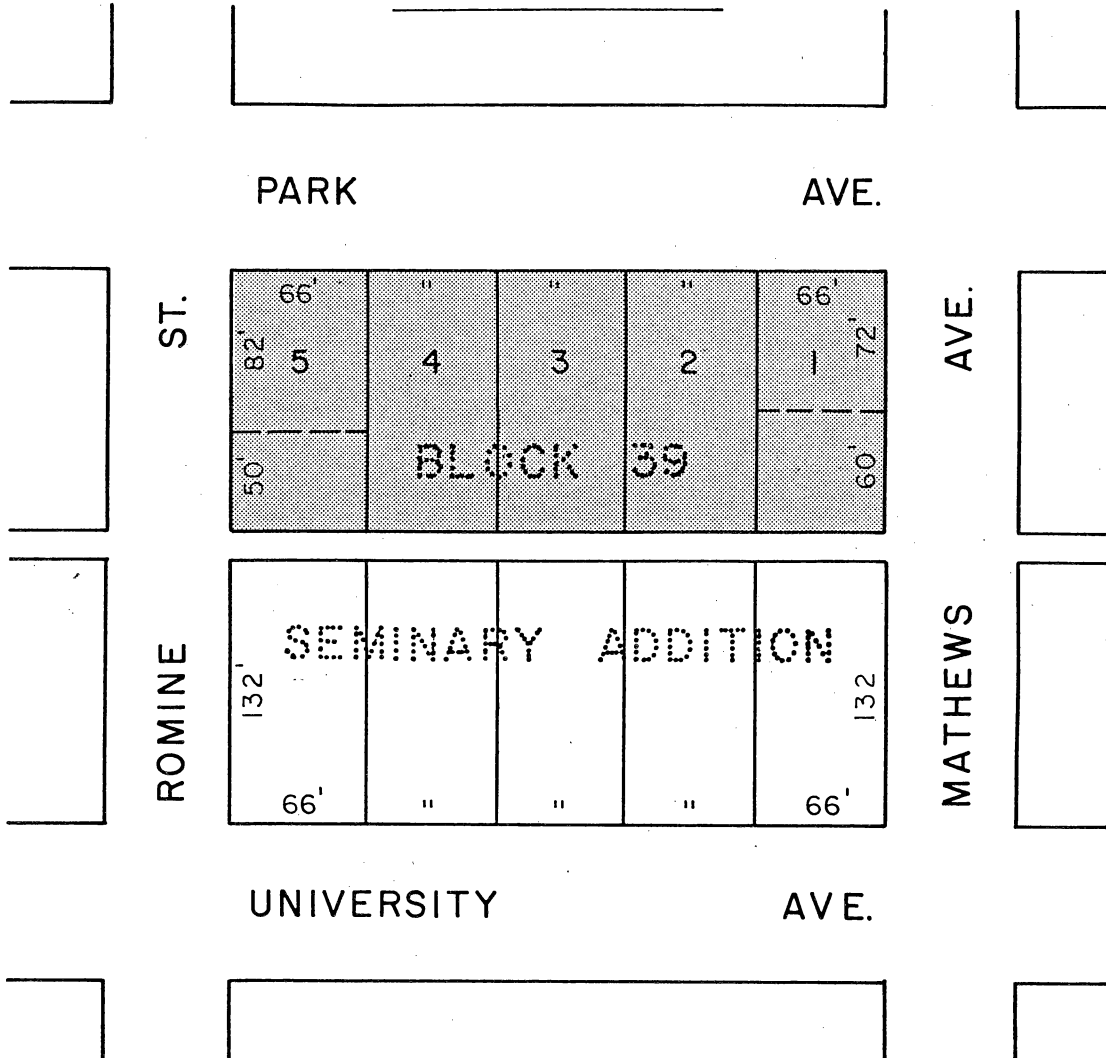
THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8283-56 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

April 13, 1983
Date



N O R T H



Lots one, two, three, four and five in block thirty-nine (39) of the Seminary Addition to Urbana, Champaign County, Illinois.



AREA AFFECTED BY ORDINANCE NO. 8283-56

		DATE
DESIGNED	BY:	
DRAWN	BY: TWK	4-83
CHECKED	BY: BSK	4-83
REVISED	BY:	

CITY OF URBANA
ENGINEERING DEPARTMENT