

Request for City Council Action

Date: October 20, 2015

Agenda Section: Consent Agenda No. 6	Originating Department: Public Works - Cemetery
Item: Resolution Authorizing the Interim City Manager to Enter into a Contract Purchase of Real Estate Adjacent to Oakland Cemetery for \$202,000 No. 6.3	Approved:

Background:

City staff has been negotiating with the owners of the property located adjacent to Oakland Cemetery to purchase 45.8 acres of property for the eventual expansion of Oakland Cemetery. Oakland cemetery is bordered by Rigdon Street on the south, Oakland Avenue on the east, E.T. Simonds Construction Company on the north, and 45.8 acres of vacant land on the west. As such Oakland Cemetery is essentially land locked with the only possibility of future expansion being on the vacant land to the west of the existing Cemetery. A map of existing Cemetery property (right hand side) and proposed land purchase (left hand side) is shown below.



This property is currently owned by the Robert Miller family and consists of 45.8 acres of vacant land that is bordered on the west by wooded parcel adjacent to Little Crab Orchard Creek. A contract has been negotiated with the purchase price set at \$202,000. Funds for this purchase will be transferred from the Cemetery Perpetual Care Fund into the FY2016 budget. Attached is a copy of the purchase agreement, and a resolution authorizing the Interim City Manager to enter into a contract to purchase the property.

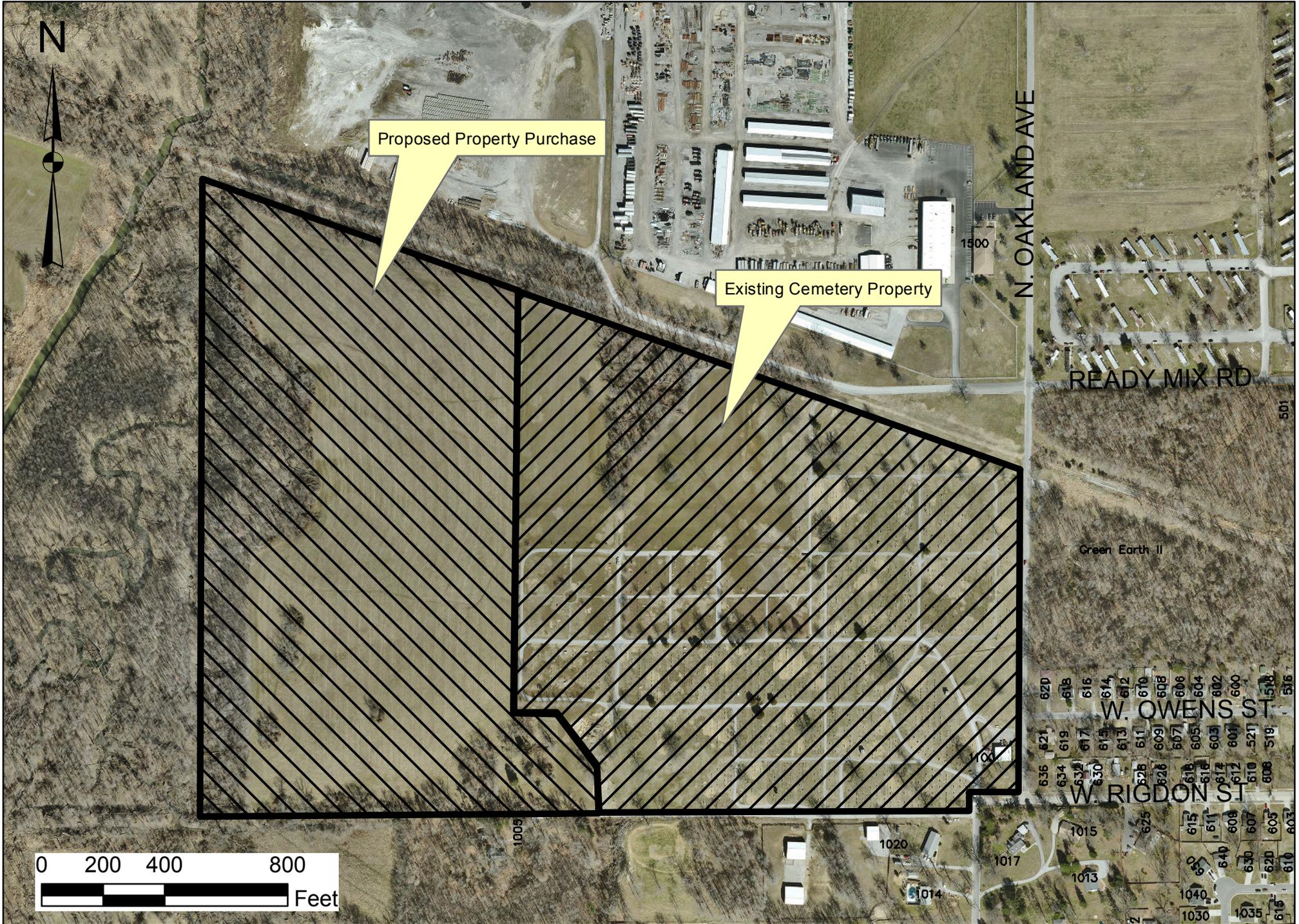
Recommended Action:

The City Council is requested to approve a Resolution Authorizing the Interim City Manager to Enter Into a Contract to Purchase Real Estate Adjacent to Oakland Cemetery

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

Oakland Cemetery Property Purchase



RESOLUTION NO. 2015-R-_____

**A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO
A CONTRACT TO PURCHASE REAL ESTATE ADJACENT TO OAKLAND
CEMETERY**

WHEREAS, the City of Carbondale, Illinois, is a municipal corporation created under the laws of the State of Illinois; and

WHEREAS, the City of Carbondale, Illinois, is a home rule unit of local government under the Illinois Constitution, 1970, Article VII, Section 6; and

WHEREAS, pursuant to Article VII, Section 6(a), of the Illinois Constitution, 1970, the City of Carbondale may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public, health, safety, morals and welfare; and

WHEREAS, Robert A. Miller currently owns property adjacent to Oakland Cemetery; and

WHEREAS, the owner is willing to sell the said property to the City for the sale price of \$202,000.00; and

WHEREAS, it is in the best interest of the City of Carbondale to purchase the said property for the expansion of Oakland Cemetery.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF CARBONDALE, ILLINOIS, AS FOLLOWS:**

SECTION 1. That the City Council deems it in the best interest of the citizens of the City of Carbondale to purchase the property legally described as:

Parcel Number 15-17-200-005-0021 and consisting of 45.8 acres

which said property abuts property currently owned by the City.

SECTION 2. That the Interim City Manager is authorized to enter into a Contract to Purchase Real Estate, a copy of which is attached hereto, and made a part hereof as Exhibit 1.

SECTION 3. That the Interim City Manager, Finance Director, and Staff are hereby authorized to take any and all necessary, reasonable and proper actions to carry out the intent and purpose of this Resolution and the attached contract.

SECTION 4. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

SECTION 5. That this Resolution shall take effect upon its passage, approval, recording, and publication in pamphlet form in accordance with law.

APPROVED: _____
John M. Henry, Mayor

ATTEST: _____
Jennifer R. Sorrell, City Clerk

APPROVED AS TO LEGALITY AND FORM:

P. Michael Kimmel, City Attorney



CONTRACT TO PURCHASE FOR VACANT OR FARM LAND

THIS FORM OF AGREEMENT WHEN FILLED IN AND EXECUTED BY BOTH BUYER AND SELLER IS INTENDED TO BECOME A BINDING REAL ESTATE CONTRACT AND THE PARTIES MAY WISH TO SEEK LEGAL COUNSEL.

APPROVED FORM – CAPITAL AREA ASSOCIATION OF REALTORS®
(NOT INTENDED FOR USE ON RESIDENTIAL, COMMERCIAL OR CONDOMINIUM PROPERTIES)

Seller(s) Robert A. Miller

Mailing Address _____

Buyer(s) CITY OF CARBONDALE

Mailing Address 200 S. ILLINOIS AVE. CARBONDALE, IL 62901

Contract(s) to purchase the following described real estate commonly known as: _____
45.8 acres in Jackson Co IL accessed from Rigdon Rd

legally described as follows and further identified by Tax Index Number: (See Exhibit A)
S17 T9S R1W Jackson Co, IL 15-17-200-005-0021

including any improvements, and the following listed fixtures located thereon:
N/A

(or see inventory attached) which shall be left in and upon said premises exactly as they are at this time.

I. PRICE AND TERMS:

Offer/Purchase Price* \$ 202,000

Earnest Money Deposit in form of:
 cash; personal check; cashier's check; or
 note due MUNICIPAL CHECK \$ 20,000

Balance Due at Closing \$ 182,000

* Fill in Final Agreed Upon Price if Different from Initial Offer Price (see last page).
\$ _____ (Final Price)
\$ _____ (Earnest Money)

II. Contingency - Appraisal Provision.

- The Buyer shall have _____ days from the date of this Contract within which to obtain an appraisal from a licensed or certified appraiser. If Buyer receives an appraisal which is in an amount of less than _____ % of the purchase price, Buyer may elect to terminate this Contract by serving upon Seller a written notice of Buyer's election to terminate, along with a copy of the appraisal, within the time frame specified above. Upon receipt by Seller in a timely manner of Buyer's election to terminate the Contract, this Contract shall then be null and void and Seller shall return to Buyer the earnest money deposit.

III. METHOD OF PAYMENT: (Check Applicable Boxes)

- 1. Cash, no financing required.
- 2. This Contract is contingent upon the ability of the Buyer to obtain a loan commitment of not less than _____ % of purchase price by _____ (commitment date) for a: Conventional mortgage; FHA mortgage; VA mortgage; Other financing _____; or approval to **assume the existing mortgage** loan.
- 3. This contract is contingent upon the ability of the Buyer to obtain a commitment for **Interim financing**, of not less than _____ % of the purchase price by _____ (commitment date).

X Buyer Buyer Seller Seller

4. In regard to the loan(s) described in paragraphs 2 & 3 above Buyer agrees to make application for such loan(s) within _____ calendar days of the acceptance of this Contract. Buyer further agrees to provide Seller with lender's written notice of said commitment by the above commitment date. Should Buyer not make such application within the time specified above, this Contract shall, at Seller's sole option, be null and void, and Seller shall be entitled to retain Buyer's earnest money deposit. After making timely application for a loan, should Buyer be unable to provide Seller with a lender's written commitment for a loan as described above prior to the expiration of the commitment date either Seller or Buyer may declare this Contract null and void, in which case the earnest money deposit shall be returned to Buyer, provided that Buyer has made a diligent effort to obtain such mortgage loan commitment.
5. This Contract is contingent upon Buyer and Seller signing a **Contract for Deed** with the principal balance of \$ _____ and interest at the rate of _____% amortized over _____ years, for the term of _____ years, with monthly payments of \$ _____ (or more) for principal and interest with the remaining principal balance of the purchase price payable in cash at time of execution of the Contract for Deed. Real estate taxes and insurance will be paid by Buyer either directly to county tax collector or in monthly payments to seller. The cost of document preparations will be paid by Buyer, Seller or Shared equally by both parties. The cost of document escrow (if applicable) will be paid by Buyer, Seller or Shared equally by both parties. Title evidence will be presented prior to execution of the Contract. Unless the parties have agreed to all terms of the Contract for Deed by _____, _____, then this Contract shall be void and all earnest money shall be returned to Buyer. Neither party shall unreasonably withhold approval of the final Contract.
6. Seller agrees to pay up to _____ discount points or closing costs in an amount not to exceed \$ _____, whichever is less.

IV. CLOSING AND POSSESSION:

This Contract shall be closed on or before October 30, 2015. Possession is subject to the right of any tenants in possession. The parties agree that possession of said property is to be delivered to buyer on or before the 1 day of November, 2015. Seller will or will not agree to allow Buyer the right, following _____ harvesting, to enter the farm property for the purpose of performing land husbandry, customary tillage, application of fertilizer and lime, soil conservation practices and soil testing.

V. REAL ESTATE TAXES - Drainage Taxes and Special Assessment

- The 2014 real estate taxes, drainage assessment taxes, special assessments due and payable in 2015 shall be paid by SELLER.
- The 2015 real estate taxes, drainage assessment taxes, special assessments due and payable in 2016 shall be paid by PROHIBITED.
- The _____ real estate taxes, drainage assessment taxes, special assessments due and all subsequent year taxes shall be the responsibility of Buyer.

VI. PRORATIONS: (Check where applicable)

All prorations, including rents and general taxes, shall be made as of the date of closing or signing of the contract for deed with tax proration projected from: most recent tax bill, latest available information, or deferred by tax letter.

VII. CROPS AND EXPENSES:

- Seller Buyer shall receive the landlord share (or cash rent) of the 2015 crop.
- Seller Buyer shall receive the landlord share (or cash rent) of the _____ crop.
- Seller Buyer shall pay _____ of the _____ share of the _____ crop expenses.
- Seller Buyer shall pay _____ of the _____ share of the _____ crop expenses.

VIII. LEASE TERMINATION:

It shall be the responsibility of the Seller to terminate the rights of any tenant in possession of the property. Buyer shall have the right to demand satisfactory evidence that the rights of all parties to possession have been terminated on or before closing.

IX. CONVEYANCE, LIENS, ENCUMBRANCES:

At closing Seller shall convey and transfer the property to Buyer by warranty deed with the appropriate plat act affidavit,

X [Signature] Buyer Buyer Seller Seller

if applicable, or appropriate assignment, which instrument shall be subject to the exceptions permitted herein, releasing homestead. At the same time the balance of the purchase price then due shall be paid and all documents relative to the transaction shall be signed and delivered. (See Attached Addendums)

X. TITLE EVIDENCE:

Upon acceptance of this Contract, Seller shall within a reasonable period furnish at Seller's expense a commitment for an Owners Title Guaranty Policy issued by a Company licensed to issue the same for the County in which said premises are located for the amount of the purchase price, subject only to the following: (a) standard general exceptions normally contained in title commitments, (b) all taxes and special assessments now a lien, levied or confirmed after the date hereof, (c) building use and occupancy or restrictions, if any, (d) zoning laws and ordinances, (e) easements of record in place affecting the premises, if any, (f) drainage ditches, feeders and laterals, if any, (g) conveyances or reservations of coal, minerals and mining rights, if any, of record (h) mortgage or other lien that may be eliminated at closing by application of the purchase price, (i) rights of parties in possession, if any, (j) question of survey.

Buyer or his attorney shall within a reasonable time after receiving such title evidence deliver to Seller or his Agent, together with such evidence, a report in writing specifying any objections made to the title. In case such title evidence is not delivered to Buyer or his attorney within a reasonable time, or material objections made to the title in such report are not cured within sixty (60) days after such report is so delivered, this Contract shall, at Buyer's option, be void and all earnest money shall be returned to Buyer. Buyer may, nevertheless, elect to take such title as it then is, and may deduct from the purchase price the amounts of liens and encumbrances and, in such case, the Seller shall convey the premises as agreed.

XI. MINERAL RIGHTS:

The Buyer will receive all of the Seller's water, oil, gas, coal and other minerals rights not conveyed of record, and an appropriate assignment of any existing leases or contracts.

XII. SURVEY

A survey of this property shall, shall not be made prior to the closing of the sale at the expenses of Buyer, Seller, or both parties.

XIII. PROPERTY CONDITION:

Buyer accepts the property and its improvements, if any, in its present condition, subject only to

XIV. DAMAGE BY CASUALTY BEFORE CLOSING:

If prior to closing, the improvements on the premises shall be destroyed or materially damaged by fire or other casualty, Buyer shall have the option of declaring this Contract void and receiving a refund of the earnest money paid or of accepting the premises as damaged or destroyed, together with the proceeds of any insurance payable as a result of such destruction or damage, which proceeds the Seller agrees to assign to Buyer.

XV. PERFORMANCE:

This is an enforceable contract placing specific obligations on the Buyer and Seller. Either party is entitled to all legal remedies available under law or equity, including suit for specific performance or damages. All costs, expenses and reasonable attorney's fees incurred by one party in enforcing his rights under this Contract may be recovered from the other party. In addition, the Seller may elect to retain the earnest money paid above as liquidated damages, and in the event of such retention, this Contract thereupon shall become and be null and void, and the seller shall then have the right to re-enter and take possession of the premises aforesaid, and a written notice of such forfeiture and re-entry served upon the Buyer, or recorded in the Recorder's Office of the County in which the premises are located, shall be sufficient evidence of such election, forfeiture and re-entry, and all rights, if any, of the Buyer shall be considered terminated and Seller shall have no further claim against the Buyer.

XVI. EARNEST MONEY ESCROW:

The earnest money funds shall be held in escrow by the undersigned escrowee for the mutual benefit of the parties, and shall be disbursed according to the terms of this Contract and, if a REALTOR®, regulations of the Illinois Office of Banks and Real Estate. In the event the sale is not completed, escrowee shall deliver the funds as the parties agree and direct in writing which direction shall be delivered to escrowee within 30 days of the closing date as set forth in this Contract. AFTER DEDUCTING ANY DIRECT EXPENSES INCURRED BY THE REALTOR® IN FURTHERANCE OF COMPLETION OF THIS EXECUTED CONTRACT, if the parties are in disagreement and have not jointly directed the escrowee as to the disposition of the funds within the 30-day period described above, upon 15 days' written notice to Seller and Buyer, escrowee may then deposit the funds with the Clerk of the Circuit Court of the County in which the premises are located, by the filing of an action

X
Buyer Buyer Seller Seller

in the nature of interpleader. The parties agree that escrowee will be reimbursed for all costs, including reasonable attorney's fees, related to the filing of the interpleader and reasonable broker's expenses and do hereby agree to indemnify and hold escrowee harmless from any and all claims and demands, (unless arising from the negligence or intention of the escrowee), including the payment of all reasonable attorney's fees, costs and expenses.

XVII. EQUIPMENT WARRANTY:

It is expressly agreed by Buyer and Seller that there have been neither representations, warranties or guarantees, concerning the condition of the plumbing, electrical, heating, air conditioning, or other mechanical systems or any appliances, no representations, warranties, or guarantees concerning the water supply, sewers, sewage disposal system or structural soundness of the property subject of this agreement. If any of the above described warranties, representations or guarantees are to be made, they may only be made in writing prior to the time set for closing.

XVIII. REPRESENTATIONS:

Seller represents that there will be no Title 1 liens, unrecorded liens or Uniform Commercial Code liens against any of the property on closing date. If any representation above is untrue, this contract may be terminated by Buyer and the Earnest Money shall be refunded without delay. Representations shall survive closing.

XIX. WOOD-INFESTATION REPORT:

At least five (5) calendar days and no more than thirty (30) calendar days prior to closing, Buyer shall, at Buyer's expense, obtain a written report from a pest control firm certifying to Buyer (with a copy provided to Seller within (2) two days of Buyer's receipt of report) that the premises have been inspected within such period for termite and other wood-destroying insect infestation. If Buyer does not deliver the written report to Seller within the (2) two day period specified Buyer shall be deemed to have accepted the condition of the premises as indicated in the report. For purposes hereof, premises shall include the residence, any garage and any attached improvements to the residence. If active infestation is found, the premises shall be treated by a reputable company of Seller's choice at Seller's expense. Any other or further treatment, except as set forth by the foregoing, shall be at the expense of Buyer. If structural damage due to prior or existing infestations is found and verified by a qualified inspector or contractor, Seller shall have the option of correcting the structural damage or returning the earnest money to Buyer and terminating the Contract unless Buyer chooses to waive such repairs and accept the premises in its existing condition. If the estimated amount of such repairs exceeds 2% of the purchase price, Buyer shall have the option of terminating this Contract and the earnest money shall be returned to Buyer. Seller shall not be responsible for termite or other wood boring insect infestation or damage beyond closing. At the latest, Buyer must give written notice to Seller of infestation and/or damage no later than three (3) calendar days prior to closing. Failure to give written notice no later than (3) three calendar days prior to the closing date shall constitute a waiver of any claim against Seller under this paragraph.

XX. MANDATORY SELLER DISCLOSURE (Applies Only to Properties Containing a Residence):

(check appropriate paragraph)

- Illinois' Residential Real Property Disclosure Act requires Sellers of residential real property (unless newly constructed and not previously occupied) to provide Buyers with a prescribed disclosure report.
 - 1. Buyer has received a copy of the disclosure report prior to signing this Contract.
 - 2. Buyer has not yet received a copy of the disclosure report. When a report is required, if it discloses a material defect, Buyer will have three (3) business days after receipt to terminate this Contract and have the earnest money returned without any liability. If a report is required, Buyer's refusal to close until three (3) business days after receipt shall not be a breach of the Contract. Termination may not occur after closing.
- The parties acknowledge that, pursuant to Section 15 of the Illinois Residential Real Property Disclosure Act, 765 ILCS 771/1 et seq., the provisions of said Act do not apply to the real estate transfer contemplated by this Contract.

XXI. LEAD-BASED PAINT TESTING CONTINGENCY LANGUAGE (Applies only to Properties Built Before 1978):

Buyer acknowledges receipt of the attached completed Lead-Based Disclosure and Acknowledgement form.

(CHECK ONE)

- Residential dwelling unit built after 1977; this provision is not applicable.
- Residential dwelling built before 1978 but buyer waives right to conduct risk assessment or inspection.
- Residential dwelling built before 1978: This Contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards, at the Buyer's expense, from the date of contract acceptance until 5:00 p.m. on the _____ calendar day (if no date is selected, on the tenth

X Buyer Buyer Seller Seller

calendar day) after contract acceptance. This contingency will terminate at the above predetermined deadline unless Buyer delivers to Seller, within five (5) days of the date the inspection was conducted, a copy of the risk assessment and/or inspection report along with the written notice listing the specific existing deficiencies and corrections needed. The Seller may, at the Seller's option, within five (5) days after delivery of buyer's written notice, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Buyer with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counteroffer, the Buyer shall have five (5) days to respond to the counter offer or remove this contingency and take the property in "as-is" condition or this Contract shall become void. The Buyer may, at his election, remove this contingency at any time.

XXII. CONFIRMATION OF CONSENT TO DUAL AGENCY (check, complete and initial if applicable)

The undersigned confirm that they have previously consented to Jeff Heil ("Licensee"), acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this document.

(Seller-Client's initials: _____ Seller-Client's initials: _____) (Buyer-Client's initials: JH) Buyer-Client's initials: _____

XXIII. GENERAL CONDITIONS AND STIPULATIONS:

1. Seller warrants that no notice from any city, village or other governmental authority of a dwelling code violation, which existed in the dwelling structure before the date hereof, has been received by Seller, their principal or their agent within ten(10) years of the date of the execution of this contract.
2. Time shall considered to be of the essence of this Contract. The warranties and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the parties hereto. If there be more than one Seller or Buyer, the word "Seller" or "Buyer" wherever used herein shall, respectively, be construed to mean Sellers or Buyers, and the necessary grammatical plural changes shall in all cases be assumed as though in each case fully expressed.
3. All notices and demands herein required or given hereunder shall be in writing. The mailing of any such notice or demand to the Seller or to the Buyer at their respective addresses hereinbefore set forth shall be considered sufficient service thereof. If there is more than one Seller or Buyer hereunder, the mailing of such notice or demand to any one Seller or Buyer at said respective address shall be considered to be sufficient service on all such Sellers and Buyers respectively.
4. The undersigned acknowledge that it is illegal to refuse to sell real estate because of race, color, religion, sex, creed, physical or mental handicap, national origin, or familial status or marital status.
5. This Contract contains all of the terms and conditions agreed upon by the parties hereof and supersedes all oral agreements, regarding the subject matter of this Contract and may only be amended or altered in writing signed by all parties. Signature by facsimile transmission is acceptable.

XXIV. RIDERS:

This agreement, including the following indicated preprinted riders executed by the parties, constitute(s) the entire agreement between the parties and there are no oral representations, warranties, or covenants other than those set forth herein and made a part hereof and this agreement shall extend to and be binding upon the heirs, executors, administrators and assigns of the respective parties thereto.

- | | |
|------------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Broker Buying/Selling as Principal | <input type="checkbox"/> Pre-closing Possession by Buyer |
| <input type="checkbox"/> Buyer Inspection Addendum | <input type="checkbox"/> Radon Addendum |
| <input type="checkbox"/> Illinois Responsible Property Transfer Act | <input type="checkbox"/> Residential Real Property Disclosure |
| <input type="checkbox"/> Lead-Based Paint Disclosure & Acknowledgement | <input type="checkbox"/> Seller Holdover Agreement |
| <input type="checkbox"/> Mine Subsidence Disclosure | <input type="checkbox"/> Well and Septic Systems |

Other: _____

JH

Buyer Buyer Seller Seller

This Contract shall be accepted in writing on or before: Time: 3:00 AM PM. on OCTOBER 2, 2015.

This Contract is made and executed this 30 day of SEPTEMBER, 2015.
Time: 8:30 AM PM

Buyer Signature _____ Buyer Signature _____
Print Buyer Name GARY WILLIAMS Print Buyer Name _____
ON BEHALF OF THE CITY OF
Social Security No. CORBUONLE Social Security No. _____

Accepted by Seller this _____ day of _____.

Countered by Seller this _____ day of _____.

(1) Purchase price to be \$ _____ (2) Earnest Money to Be \$ _____
(3) Closing Date to be _____ (4) Possession Date to be _____
(5) Other _____

This counter offer to be accepted on or before: Time: _____ AM PM _____

Seller Signature _____ Seller Signature _____

Print Seller Name _____ Print Seller Name _____

Social Security No. _____ Social Security No. _____

To accept any counteroffer noted above, Buyer should sign acceptance of counteroffer below:

Buyer Signature _____ Buyer Signature _____
Date: _____ Time: _____ Date: _____ Time: _____

Listing Brokerage WPRE LLC Co-Brokerage _____
() _____ () _____
(Office Number) (Fax Number) (Office Number) (Fax Number)

Listing Agent _____ Selling Agent _____
() _____ () _____
(Residence Number) (Mobile Number) (Residence Number) (Mobile Number)

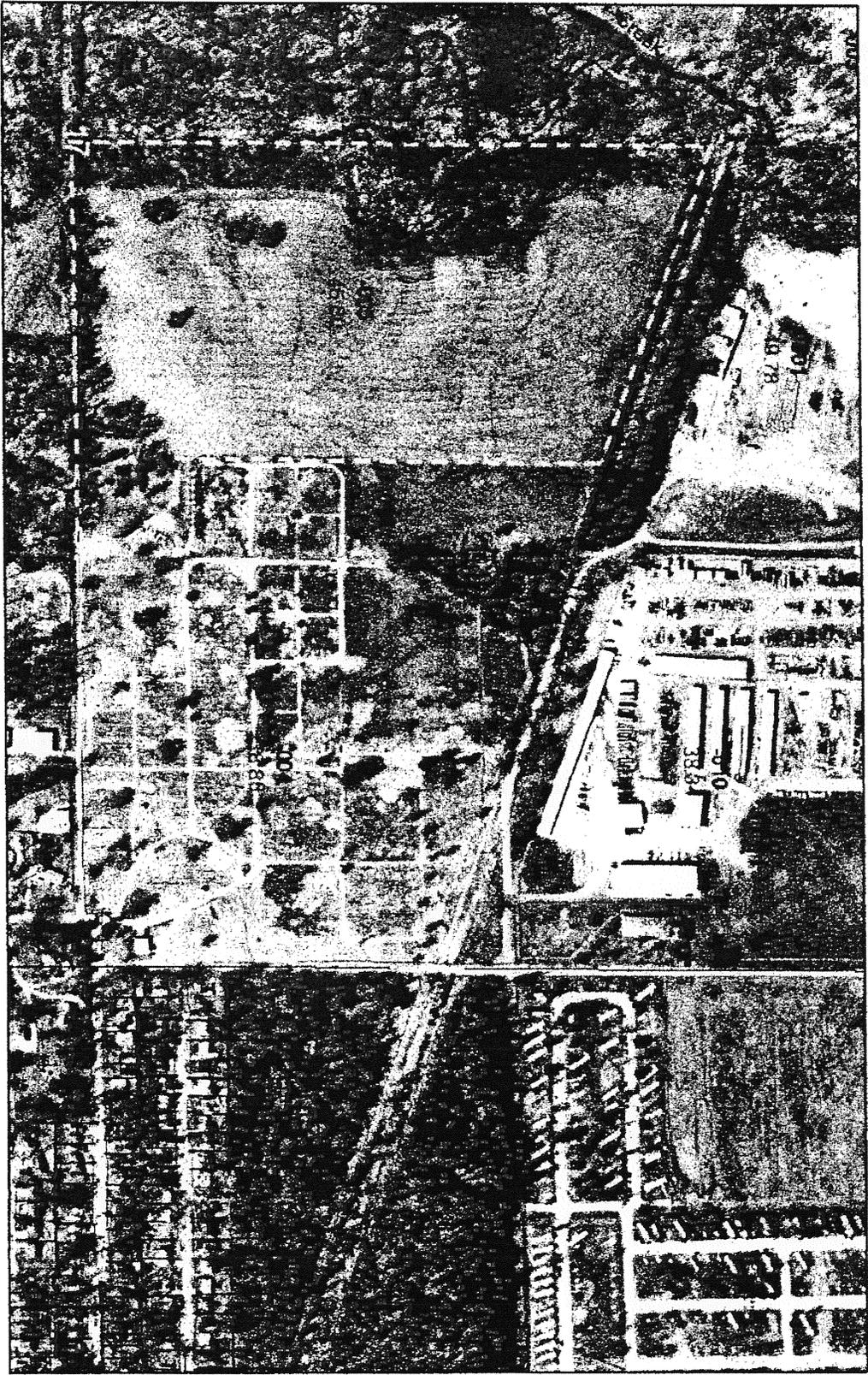
The undersigned escrowee acknowledges receipt of the aforementioned earnest money and agrees that said funds shall be held and disbursed by Escrowee according to the terms of the foregoing Contract, and all parties shall receive copies of same.

Escrowee _____ By Agent for Escrowee _____
Address _____

Seller acknowledges receipt of this offer and elects not to accept or counter this offer.
Seller Signature(s): _____ Date: _____ Time: _____ AM PM

Jackson County GIS

10/17/2015



August 14, 2015

ARON HARRIS-JOHNSON - JACKSON COUNTY TREASURER REAL ESTATE TAX BILL

OFFICE HOURS 8:00AM - 4:00PM
MONDAY - FRIDAY PHONE: 818-687-7350

INDEX NUMBER	PARCEL NUMBER	CLASS CODE	2013 PAYABLE	2014	TAX CODE	TIF BASE
15-17-200-005	15-17-200-005-0021	0021			1023	0
Taxing Body						
	Prior Year Rate	Prior Year Amount	Current Rate	Current Amount	Pension Amount	
son County	1.51971	\$29.41	1.57822	\$33.60	\$6.25	1977 EQUALIZED 0
ondale Township	0.25837	\$5.00	0.27109	\$5.77	\$0.48	SAF BASE 0
ondale Park Dst	0.49920	\$9.65	0.49354	\$10.50	\$1.36	TOWNSHIP FACTOR .9800
thern Illinois Airport	0.22015	\$4.26	0.23752	\$5.05	\$0.42	FAIR CASH VALUE
ool #95	3.58913	\$69.41	3.75140	\$79.83	\$1.94	TOTAL ACRES
ool #165	2.23954	\$43.31	2.33856	\$49.76	\$2.36	45.80
an College	0.55500	\$10.73	0.56396	\$12.00	\$0.33	LAND VALUE
ondale Rd & Bridge	0.09984	\$1.93	0.10476	\$2.23	\$0.00	= BUILDING VALUE 0
						= HOME IMPROVEMENT 0
						= ASSESSED VALUE 0
						* STATE MULTIPLIER 1.0000
						= EQUALIZED VALUE 0
						OWNER OCCUPIED 0
						= SR HOMESTEAD XMPT 0
						SAF/VET/FRAF 0
						DISABLED EXEMPTION 0
						= RETURN VET XMPT 0
						* FARM LAND 2.128
						* FARM BUILDING 0
						= NET TAXABLE VAL. 2.128
						* TAX RATE 9.33905
						= CURRENT TAX \$198.74
						+ DRAINAGE \$0.00
						+ BACK TAX \$0.00
						ENTERPRISE ZONE \$0.00
						= TOTAL TAX DUE \$198.74
						TOTAL TAX PAID \$198.74
						= TOTAL TAX DUE \$0.00

TAX DISTRICT PENSION AND SOCIAL SECURITY TAX AMOUNTS ARE INCLUDED IN ABOVE CURRENT TAX

Totals 8.98094 \$173.70 9.33905 \$198.74 \$13.14

PAYMENT INSTRUCTIONS

BILLS MAY BE PAID BY MAIL AT THE COUNTY TREASURER'S OFFICE IN THE COUNTY COURTHOUSE OR AT ANY COUNTY BANK. PLEASE BRING OR SEND THE APPROPRIATE COUPON IF YOUR CHECK IS YOUR RECEIPT

MAKE CHECKS PAYABLE TO: JACKSON COUNTY TREASURER
COURTHOUSE - 1ST FLOOR
P.O. BOX 430
MURPHYSBORO, IL 62966-0430

Address

Owner's Name
MILLER, ROBERT A

Parcel Description
1/2 NW 1/4 S.R.R. NE 1/4
89-1 45.80 PL 826/545 2007/25438

1ST DUE DATE	2ND DUE DATE	1ST INSTALLMENT	2ND INSTALLMENT	INTEREST	COSTS	INTEREST	COSTS	FIRST INSTALLMENT PAID	SECOND INSTALLMENT PAID	AMOUNT COLLECTED	AMOUNT COLLECTED
09/23/2014	10/23/2014	\$99.37	\$99.37								

Due Dates: Taxes may be paid in 2 installments or they may be paid in full if paid by the first due date.

TOTAL
19874

MAKE CHECKS PAYABLE TO JACKSON COUNTY TREASURER
COURTHOUSE - 1ST FLOOR
P.O. BOX 430
MURPHYSBORO, IL 62966-0430

DUPLICATE

RETURN THIS PORTION WITH PAYMENT		
FOR THE YEAR	BACK TAXES	PARCEL NUMBER
2013	\$0.00	15-17-200-005
DUE DATE	FIRST INSTALLMENT	AMOUNT PAID
09/23/2014	\$0.00	\$99.37
Paid on 09/08/2014		



MILLER ROBERT A
PO BOX 783
WESTBOROUGH MA 01581-

CHECK CASH

MAKE CHECKS PAYABLE TO JACKSON COUNTY TREASURER
COURTHOUSE - 1ST FLOOR
P.O. BOX 430
MURPHYSBORO, IL 62966-0430

DUPLICATE

RETURN THIS PORTION WITH PAYMENT		
FOR THE YEAR	BACK TAXES	PARCEL NUMBER
2013	\$0.00	15-17-200-005
DUE DATE	SECOND INSTALLMENT	AMOUNT PAID
10/23/2014	\$0.00	\$99.37
Paid on 09/08/2014		



MILLER ROBERT A
PO BOX 783
WESTBOROUGH MA 01581-

CHECK CASH 198.74