

**BEFORE THE ILLINOIS POLLUTION CONTROL BOARD**

REPUBLIC SERVICES, INC.,	)	
	)	
Petitioner,	)	
	)	
v.	)	PCB No.: 24-065
	)	
McLEAN COUNTY, ILLINOIS,	)	(Pollution Control Facility Siting Appeal)
McLEAN COUNTY BOARD, and	)	
LAKESHORE RECYCLING	)	
SYSTEMS, LLC,	)	

**REPUBLIC SERVICES' HEARING EXHIBITS**  
**AND CERTIFICATION OF HEARING EXHIBITS**

NOW COMES Petitioner, AMERICAN DISPOSAL SERVICES, INC. d/b/a Republic Services of Bloomington (“Republic Services”), by and through its attorneys, Lucas J. Hall, Claire D. Meyer, and Scott B. Sievers of Brown, Hay + Stephens, LLP, and hereby files its Hearing Exhibits and Certification of Hearing Exhibits. The attached exhibits are accurate reproductions of exhibits that Republic moved for admission into evidence during the July 29, 2024, hearing in the above-captioned matter. At the hearing, the Hearing Officer admitted into evidence the attached exhibits offered by Republic:

- Republic Exhibit 1 – Parcel Control Change Request Dated 8/17/23;
- Republic Exhibit 2 – Respondent County Board’s Responses to Petitioners Interrogatories;
- Republic Exhibit 3A – County Emails Regarding Site;
- Republic Exhibit 4 – Trustee’s Deed 11/24/09;
- Republic Exhibit 5 – Special Warranty Deed;
- Republic Exhibit 6 – Trustee’s Deed 2/4/22;
- Republic Exhibit 7 – McLean County Parcel Search – Not admitted but allowed for offer of proof;
- Republic Exhibit 9 – Andrews Engineering Diagram
- Republic Exhibit 13 – McLean County Real Estate Tax Bill

The undersigned counsel hereby certifies that, pursuant to Board Rule 101.627(c) (35 Ill. Adm. Code 101.627(c)), that each copy of the exhibits attached hereto is an accurate reproduction of the corresponding exhibit offered at the hearing.

Dated: July 31, 2024

Respectfully submitted,

Republic Services, Inc., **Petitioner**,

By:           /s/Lucas J. Hall            
          One of Its Attorneys

Scott B. Sievers, ARDC No. 6275924  
Lucas J. Hall, ARDC No. 6335982  
Claire D. Meyer, ARDC No. 6346059  
**Brown, Hay + Stephens, LLP**  
205 S. Fifth Street, Suite 1000  
Springfield, IL 62701  
(217) 544-8491  
ssievers@bhslaw.com  
lhall@bhslaw.com  
cmeyer@bhslaw.com  
*Attorneys for Petitioner*

# PARCEL CONTROL CHANGE REQUEST

Township: BLOOMINGTON

Doc No OWNER REQUEST

Type: COMBINATION/DIVISION

Date Received 8/17/2023

For Tax Year: 2024 PAYABLE 2025

Parcel Control completed by: SH  
 Mapped by: JS  
 Devnet entry completed by: mt  
 Scanned by: mt

Date 8/17/2023

Date 8/21/23

Date 1-18-24

Date 1-18-24

<u>RETIRED PARCELS</u>	<u>Tax Code</u>	<u>Acreage</u>	<u>Use</u>	<u>Drainage</u>	<u>Deed Reference</u>
21-15-151-018	0503	0.23	0050	NO	2022-15908
21-15-152-010	0503	31.70	0050	NO	2011-1526 & 2012-5148 & 2012-5149 & 2016-73

<u>NEW PARCELS</u>	<u>Legal Description</u>	<u>Remarks</u>	<u>Name/Address</u>
21-15-151-021 REMAINDER  <i>26.82 acres</i>	SEC 15-23N-2E OWNERS SUB LOT 2 (EX S500' W25') & FLATBUSH SUB LOT 2 & 3 & S OF P & E RWY, W OF IC RR & E OF TRI LAKES RD (VACATED) & N OF LT2 FLASHBUSH & N OF LT 2 OWNER SUB & VACTED TRI LAKES RD LYG E OF BUNN ST PER DEED 2017-13365 & BEG 124.04' E NW COR LOT 4 RE-SURVEY W1/2 NW: E202.18', S50.02', W204.14', N49.98' TO POB (EX BEG 502.39'E NW COR LOT 2 OWNERS SUB, E300', S459.60', W280', N471.15' TO POB) & (EX BEG 12.50' N SW COR LOT 3 FLATBUSH SUB, N70', E192.68', SW C-35.61', SE245.53', SE C-14.45', E146.91', SE C-109.95', E164.71', SE C-86.84, S117.55', S104.65', NW C-109.99', NW109.40', NW C-60.32', W146.91', NW C-30.02', NW245.53', NW C-17.15', SW192.68' TO POB)	TC 0503	TKNTK LLC 2703 MCGRAW DR STE 2 BLOOMINGTON IL 61701
21-15-151-022 "LOT 1" <i>3.09 acres</i>	SEC 15-23N-2E BEG 502.39'E NW COR LOT 2 OWNERS SUB, E300', S459.60', W280', N471.15' TO POB	TC 0503	TKNTK LLC 2703 MCGRAW DR STE 2 BLOOMINGTON IL 61701
21-15-151-023 "LOT 2" <i>2.02 acres</i>	SEC 15-23N-2E BEG 12.50' N SW COR LOT 3 FLATBUSH SUB, N70', E192.68', SW C-35.61', SE245.53', SE C-14.45', E146.91', SE C-109.95', E164.71', SE C-86.84, S117.55', S104.65', NW C-109.99', NW109.40', NW C-60.32', W146.91', NW C-30.02', NW245.53', NW C-17.15', SW192.68' TO POB	TC 0503	TKNTK LLC 2703 MCGRAW DR STE 2 BLOOMINGTON IL 61701

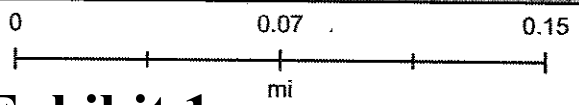
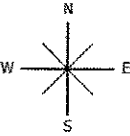


21-15-15-010

FLATBUSH

OWNERS

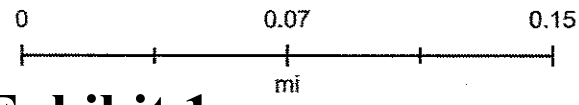
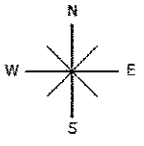
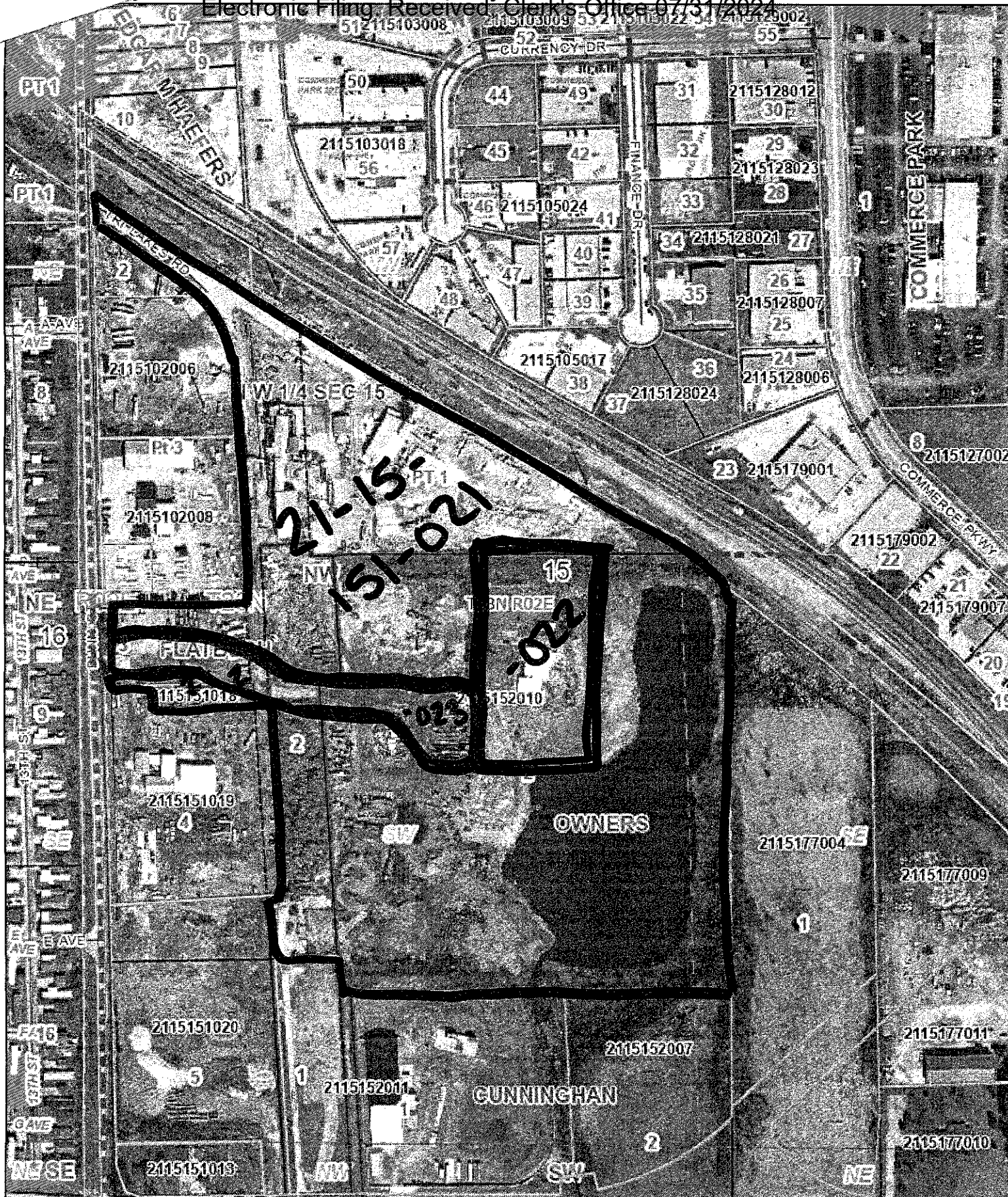
CUNNINGHAM



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can ensure accuracy. Use for display and reference purposes only.

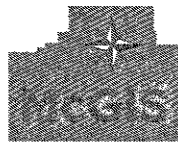
# Republic Exhibit 1





McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can verify the accuracy. Use for display and reference purposes only.

**Republic Exhibit 1** 1 inch = 376 feet



**BEFORE THE ILLINOIS POLLUTION CONTROL BOARD**

REPUBLIC SERVICES, INC.,	)	
	)	
Petitioner,	)	
	)	
v.	)	PCB 24-65
	)	
McLEAN COUNTY, ILLINOIS; McLEAN	)	(Third-Party Pollution Control
COUNTY BOARD; and LAKESHORE	)	Facility Siting Appeal)
RECYCLING SYSTEMS, LLC.,	)	
	)	
Respondents.	)	

**RESPONDENT COUNTY BOARD’S RESPONSES AND OBJECTIONS TO PETITIONER’S INTERROGATORIES**

Respondent McLean County (“the County”) states as follows for its Objections and Answers to Petitioner Republic Services, Inc.’s (“Republic’s”) Interrogatories:

OBJECTION TO DEFINITIONS

The County objects to the definitions of “County” and “LRS” as including persons or entities who “purported” to act on the County’s or LRS’s behalf because the County is unable to determine which persons and under what circumstances any such persons “purported” to act on either the County’s or LRS’s behalf. Subject to and without waiving its objections, the County states that it has attempted to reasonably interpret the Interrogatories and provide responses based on the County’s knowledge, including the knowledge of its employees, officers, directors, representatives and agents.

OBJECTIONS AND ANSWERS TO INTERROGATORIES

In responding to these Interrogatories, the County is not waiving the right to object to the use of its answers at any time or on any ground in this or any subsequent proceeding. The County submits these answers without conceding the relevancy or materiality of the subject matter of any of the Interrogatories, and without prejudice to the County’s right to object to the admissibility of any of its answers at the time of hearing.

The County has conducted a reasonably diligent search for information based upon a reasonable interpretation of these Interrogatories. All responses are made without prejudice to the County’s right to present and/or produce subsequently discovered facts,

or facts or documents now known but the relevance, significance, or applicability of which has not been ascertained. The County will comply with its obligations under 35 IAC 101.616(h) and amend its answers if it learns that any answer is in some material respect incomplete or incorrect and the additional information has not otherwise been made known to Republic during the discovery process or in writing. The County reserves the right to update and supplement its response if responsive documents that have not otherwise been produced are identified after service of this response.

Subject to and without waiving any available objections, the County responds as follows:

**Interrogatory 1:** State the full name, title, and address of each individual who prepared the responses to Republic Services' Interrogatories to McLean County Board and Republic Services' Request for Production to McLean County Board, including those individuals who assisted with such preparation and those individuals who were consulted for information. For each identified individual, identify which response(s) they assisted with or briefly explain what type of information was provided.

**Response:** See Exhibit A.

**Interrogatory 2:** State the name, title and address of each individual who participated in discussions or communications related to the retention and appointment of Derke Price as hearing officer prior to the November 29 and 30, 2023, public hearing on the siting Application, and identify the substance of said discussions or communications.

**Response:** The following individuals participated in discussions or communications related to the retention and appointment of Derke Price as hearing officer prior to the November 29 and 30, 2023, public hearing on the siting Application:

Michael Brown	EAC Executive Director	202 W. College Ave., Normal, IL
Kelsey Bremner	EAC Program Technician	202 W. College Ave., Normal, IL
Trevor Sierra	Assistant State's Attorney	115 E. Washington St., Room 401, Bloomington, IL
Phillip Dick	Director of Building & Zoning	115 E. Washington St., Room M2, Bloomington, IL
Christopher Spanos	Former Assistant State's Attorney	

On April 7, 2021 Chris Spanos, former First Assistant State's Attorney for McLean County, consulted Derke Price on a previous application submitted by Henson Disposal/Kirk C & D.

On August 19, 2022 Derke Price and others were recommended as a hearing

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officer in a phone call with Walter Willis, Executive Director of the Solid Waste Agency of Lake County.

On September 7, 2022 Walter Willis, Executive Director of the Solid Waste Agency of Lake County, recommended Derke Price because of his experience with siting hearings, including as hearing officer.

On January 27, 2023 Doug Mauntel of Andrew's Engineering, who was contracted by LRS/Henson Disposal to assist with their application, recommended Derke Price as a hearing officer for McLean County. His recommendation was unsolicited by EAC staff or McLean County staff and was not a basis for any decisions.

On February 2, 2023 Derke Price was discussed and recommended as a possible hearing officer during an interdepartmental meeting (Michael Brown, Kelsey Bremner, Phil Dick, Chris Spanos).

On February 2, 2023 Derke Price was recommended as hearing officer because of his experience working the recent West Chicago Siting for a waste transfer station.

On March 7, 2023 Kelsey Bremner created a hearing officer contact list and reached out to relevant parties.

On March 8, 2023 Kelsey Bremner emailed Derke Price to retain his services as hearing officer due to his experience, availability, and the fact that he came highly recommended a number of times.

On March 23, 2023 Derke Price was asked to disclose any conflicts of interest with the LRS/Henson case with no conflicts identified regarding the applicant.

**Interrogatory 3:** Did McLean County compensate Derke Price for his services as hearing officer at the public hearing on the Siting Application? If so, state the amounts paid by the County to Mr. Price.

**Response:** Derke Price's firm, Ancel Glink, was paid \$21,100.00 for his services as hearing officer, but the expenses were deducted from the application fee paid by LRS to the County. Any unused portion of the application fee must be returned to LRS after the completion of the local siting review.

**Interrogatory 4:** On what date was McLean County Parcel No. 21-15-151-021 first assessed for property taxes, and when was the first property tax bill for that parcel generated?



**Response:** McLean County Parcel No. 21-15-151-022 has not yet been assessed for property taxes nor has a tax bill been generated for that parcel.

**Interrogatory 5:** On what date was McLean County Parcel No. 21-15-151-022 first assessed for property taxes, and when was the first property tax bill for that parcel generated?

**Response:** McLean County Parcel No. 21-15-151-022 has not yet been assessed for property taxes, nor has a tax bill been generated for that parcel.

**Interrogatory 6:** On what date was McLean County Parcel No. 21-15-151-023 first assessed for property taxes, and when was the first property tax bill for that parcel generated?

**Response:** McLean County Parcel No. 21-15-151-023 has not yet been assessed for property taxes nor has a tax bill been generated for that parcel.

**Interrogatory 7:** McLean County GIS states that McLean County Parcel No. 21-15-152-010 was retired in tax year 2024. On what date did the retirement of that parcel become effective?

**Response:** McLean County Parcel No. 21-15-152-010 was retired with an effective date of 12/31/2023.

**Interrogatory 8:** McLean County GIS states that McLean County Parcel No. 21-15-152-010 was retired in tax year 2024. On what date did the retirement of that parcel become effective?

**Response:** McLean County Parcel No. 21-15-152-010 was retired with an effective date of 12/31/2023.

**Interrogatory 9:** Were there any discussions or written communications between any County Board member, any County staff member, employee, and/or agent of the County relating to the imposition of a special condition that the intersection of Bunn Street and Hamilton Road needed to be signalized with additional turn lanes? If so, please state the name, title, and address of each individual involved in each such discussion or written communication and provide a summary of the substance of each discussion or written communication.

**Response:** Only the staff report provided by the County Engineer, Jerry Stokes, which was included with the official record of proceedings.

**Interrogatory 10:** Were there any discussions or written communications between any County Board member, any County staff member, employee, and/or agent of the County relating to the opportunity for public comment at the November 29 and November 30, 2023, public hearing on the Siting Application? If so, please state the name, title and address of each individual involved in each such discussion or written communication and provide a summary of the substance of each discussion or written communication.

**Response:** On November 20, 2023, a pre-hearing conference took place in the Board Room of the McLean County Government Center, at which time the opportunity for public comment on November 29 and 30 was discussed. To the best recollection of County representatives, the following participants were present:

Michael Brown	EAC Executive Director	202 W. College Ave., Normal, IL
Kelsey Bremner	EAC Program Technician	202 W. College Ave., Normal, IL
Derke Price	Hearing Officer/Equity Partner	1979 N. Mill Street, Suite 207, Naperville, IL
Trevor Sierra	Assistant State's Attorney	115 E. Washington St., Room 401, Bloomington, IL
Cassy Taylor	County Administrator	115 E. Washington St., Room 401, Bloomington, IL
Taylor Williams	Assistant State's Attorney	115 E. Washington St., Room 401, Bloomington, IL
Claire Manning	Attorney	205 S. Fifth St., P.O. Box 2459 Springfield, IL
George Mueller	Attorney	1S123 Gardener Way, Winfield, IL
Phillip Dick	Director of Building & Zoning	115 E. Washington St., Room M2, Bloomington, IL

Several logistical issues regarding the hearing were discussed at the conference, including the timing of public comment. Our recollection is that Derke Price suggested all public comment should be reserved for after the introduction of evidence by the parties. The parties, including representatives of Lakeshore Recycling Services, Republic Services, and the County, agreed with Mr. Price's suggestion.

Prior to the public hearing, individuals seeking to participate were able to submit an online form expressing their intent. On November 28, 2023, Michael Brown emailed Derke Price, copying Trevor Sierra, Cassy Taylor, Phillip Dick, and Kelsey Bremner, indicating there had been additional form submissions indicating an intent to participate. The email included as an attachment a list of individuals who had submitted public hearing participation forms.

**Interrogatory 11:** What are the address and parcel identification numbers of the three nearest properties to the Site which are zoned for primarily residential uses?

**Response:** The three nearest properties to the Site which are zoned for primarily residential uses all share the same parcel number, 21-16-276-003, and the street addresses are as follows:

1324 13<sup>th</sup> St., Bloomington, IL

1326 13<sup>th</sup> St., Bloomington, IL

1328 13<sup>th</sup> St., Bloomington, IL

**Interrogatory 12:** What does the County consider to be its “authentic tax records” as that term is used in 415 ILCS 5/39.2(b)?

**Response:** The County does not have a unified, comprehensive understanding of the term “authentic tax records,” as that term is used in 415 ILCS 5/39.2. From the perspective of the McLean County Treasurer, the “Collector’s tax book”, as identified in 35 ILCS 200/1-25 constitutes the primary source of authentic tax records. In McLean County, the Collector’s tax book is maintained through an electronic database referred to as “Devnet.”

**Interrogatory 13:** State all facts upon which Chairwoman Catherine Metsker relied in making her statement on February 15, 2024, to the County Board immediately prior to opening discussion on the Siting Application that “as I said before, this is not a final. The final decision is made by the Illinois Pollution Control Board.”

**Response:** Chairwoman Metsker’s comment was based on her lay understanding of the process for siting a pollution control facility in Illinois. Based on her conversations with staff, it was her understanding that there was a high likelihood that the County Board’s local siting decision would be appealed, regardless of what decision it made.

**From:** [McNeil, Rebecca](#)  
**To:** [Sierra, Trevor](#)  
**Subject:** RE: Property/Assessment/Tax Records for Lakeshore Recycling/Henson Disposal  
**Date:** Wednesday, July 3, 2024 11:42:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Tax Bill 2115152010.pdf](#)  
[Tax Statement 2115152010.pdf](#)  
[Tax Bill 2115151018.pdf](#)  
[Tax Statement 2115151018.pdf](#)

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The taxes for the assessment on parcels 21-15-152-010 and 21-15-151-008 are billed and paid in arrears.

As of 08/23/23, the tax bills covering the 2023 assessment that Connie has noted below were not produced. Rates and bills were not established until of April of 2024.

As of 08/23/23, we were collecting for tax year 2022 assessment payable 2023. Copies of the tax bills and payment statements for tax year 2022 payable 2023 are attached.

If you have any questions or concerns, let me know.

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**From:** Clifford, Connie <Connie.Clifford@mcleancountyil.gov>  
**Sent:** Monday, July 1, 2024 12:38 PM  
**To:** Sierra, Trevor <Trevor.Sierra@mcleancountyil.gov>; Bounds, Mark <mark.bounds@mcleancountyil.gov>; Jorczak, Timothy <Timothy.Jorczak@mcleancountyil.gov>; McNeil, Rebecca <Rebecca.McNeil@mcleancountyil.gov>; Jones, Brenda <Brenda.Jones@mcleancountyil.gov>; Shipley, Molly <Molly.Shipley@mcleancountyil.gov>  
**Subject:** RE: Property/Assessment/Tax Records for Lakeshore Recycling/Henson Disposal

Parcel numbers 21-15-151-021, -022, and -023 did not exist in tax year 2023. They were created for tax year 2024 as a result of a split/combination of 21-15-152-010 and 21-15-151-018. These three new parcels will be assessed for the first time effective 1/1/2024. The parent parcels were retired effective 12/31/2023.

The assessments on the two parent parcels on August 23, 2023 are:  
21-15-152-010 - \$386,570  
21-15-151-018 - \$3,153

These values were the final EAV for the two parcels for tax year 2023.

I suggest you reach out to Ana or Crystal in IT for copies of the historical GIS maps. Also, you may want to ask Building and Zoning about the nearby parcels zoned residential. Our office does not have zoning information.



**Connie J Clifford, CIAO-I**  
McLean County Assistant Supervisor of Assessments  
115 E Washington St. Room 101  
PO Box 2400  
Bloomington, IL 61702-2400  
(309) 888-5130  
[www.mcleancountyil.gov](http://www.mcleancountyil.gov)

---

**From:** Sierra, Trevor <[Trevor.Sierra@mcleancountyil.gov](mailto:Trevor.Sierra@mcleancountyil.gov)>  
**Sent:** Monday, July 1, 2024 11:58 AM  
**To:** Bounds, Mark <[mark.bounds@mcleancountyil.gov](mailto:mark.bounds@mcleancountyil.gov)>; Jorczak, Timothy <[Timothy.Jorczak@mcleancountyil.gov](mailto:Timothy.Jorczak@mcleancountyil.gov)>; McNeil, Rebecca <[Rebecca.McNeil@mcleancountyil.gov](mailto:Rebecca.McNeil@mcleancountyil.gov)>; Jones, Brenda <[Brenda.Jones@mcleancountyil.gov](mailto:Brenda.Jones@mcleancountyil.gov)>; Clifford, Connie <[Connie.Clifford@mcleancountyil.gov](mailto:Connie.Clifford@mcleancountyil.gov)>; Shipley, Molly <[Molly.Shipley@mcleancountyil.gov](mailto:Molly.Shipley@mcleancountyil.gov)>  
**Subject:** Property/Assessment/Tax Records for Lakeshore Recycling/Henson Disposal

Good afternoon everyone,

I hope you're all enjoying the summer so far. I'm writing because I need your assistance gathering certain records related to ongoing litigation. Last Fall, the County conducted a hearing on the Lakeshore Recycling/Henson Disposal application for local siting approval of a solid waste transfer station. The County's decision in that matter is now being appealed, which is the reason for my request.

Below is a list of record types that we must produce. For this batch, they are requesting the records as they existed on August 18, 2023. I don't know if your offices have the ability to provide records as of that specific date. If not, please let me know that's the case.

1. A copy of all records related to McLean County **Parcel No. 21-15-151-021** as they existed on August 18, 2023, to the extent they existed on August 18, 2023. For purposes of this request, records include property tax assessments, tax bills, deeds, GIS maps, evidence of payment of payment taxes, and other related tax records.
2. A copy of all records related to McLean County **Parcel No. 21-15-151-022** as they existed on August 18, 2023, to the extent they existed on August 18, 2023. For purposes of this request, records include property tax assessments, tax bills, deeds, GIS maps, evidence of payment of payment taxes, and other related tax records.
3. A copy of all records related to McLean County **Parcel No. 21-15-151-023** as they existed on August 18, 2023, to the extent they existed on August 18, 2023. For purposes of this request, records include property tax assessments, tax bills, deeds, GIS maps, evidence of payment of payment taxes, and other related tax records.

**Republic Exhibit 3A**

4. A copy of all records related to McLean County **Parcel No. 21-15-152-010** as they existed on August 18, 2023, to the extent they existed on August 18, 2023. For purposes of this request, records include property tax assessments, tax bills, deeds, GIS maps, evidence of payment of payment taxes, and other related tax records.
5. A copy of all records related to McLean County **Parcel No. 21-15-151-018** as they existed on August 18, 2023, to the extent they existed on August 18, 2023. For purposes of this request, records include property tax assessments, tax bills, deeds, GIS maps, evidence of payment of payment taxes, and other related tax records.

Apart from these record requests, we also have to answer certain questions. Please review the five following questions and provide an answer if possible. If you or your office are unable to answer, you can leave the question blank.

1. On what date was McLean County Parcel No. 21-15-151-021 first assessed for property taxes, and when was the first property tax bill for that parcel generated?

2. On what date was McLean County Parcel No. 21-15-151-022 first assessed for property taxes, and when was the first property tax bill for that parcel generated?

3. On what date was McLean County Parcel No. 21-15-151-023 first assessed for property taxes, and when was the first property tax bill for that parcel generated?

4. McLean County GIS states that McLean County Parcel No. 21-15-152-010 was retired in tax year 2024. On what date did the retirement of that parcel become effective?

5. What are the address and parcel identification numbers of the three nearest properties to the proposed Henson Recycling Transfer Station which are zoned primarily for residential uses?

Please let me know if you have any questions. All responses must be received by Friday, July 12th. Thank you for your help!



**Trevor Sierra**

*First Assistant State's Attorney, Civil Division*

(309) 888-5115

115 E. Washington St., Room 401

Bloomington, IL 61701



TRUSTEE'S DEED  
MCLEAN COUNTY

This Document Prepared by:

Thomas A. McConaughay  
Westervelt, Johnson, Nicoll  
& Keller, LLC  
411 Hamilton Boulevard  
Suite 1400  
Peoria, Illinois 61602  
309.671.3550

  
Image# 010764220004 Type: DEED  
Recorded: 11/24/2009 at 02:58:39 PM  
Total Amt: \$31.00 Page 1 of 4  
IL Rental Housing Fund: \$10.00  
McLean County, IL  
H. Lee Newcom Recorder  
File **2009-00035800**

Mail to:

James and Marion Moore  
Trustees of the Moore Living  
Trust dated March 17, 1993  
c/o Moore Enterprises  
4425 W. Airport Freeway  
Suite 475  
Irving, TX 75062

This Space for Recorder's Information

**TRUSTEE'S DEED**

The Grantor, **COMMERCE BANK, N.A.**, a national banking association, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee pursuant to a certain Trust Agreement dated June 24, 1984 and known as **McLean County Land Trust Number H-109, Successor Trustee under said Trust Agreement to People's Bank of Bloomington**, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT and CONVEY** to **James A. Moore and Marion Moore, as Trustees of The Moore Living Trust dated March 17, 1993**, the following described real estate, to wit:

TRACT NO. 1:

The East 1/2 of Lot 1 of the Northwest Quarter of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, (except all coal underlying premises in question), in McLean County, Illinois.

TRACT NO. 2:

Lot 4 of the Northeast Quarter of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian (except all coal underlying premises in question), in McLean County, Illinois.

TRACT NO. 3:



The West One-half of Lot 3, The East Half of Lot 6 and all of Lot 7 in the Northeast Quarter of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, (except all coal underlying premises in question), in McLean County, Illinois.

TRACT NO. 4:

Lot 1, except that part lying East of the West line of the right of way of the Illinois Traction Incorporated and all of Lot 2 and the East ½ of Lot 3 all in the School Commissioner's Subdivision of the North East ¼ of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, in McLean County, Illinois.

TRACT No. 5:

Lots 1 and 2 in School Commissioner's Subdivision of the Southeast Quarter of Section 16, except 20 acres off the entire South side thereof; also Lots 8, 9, 15 and 16 of the Northeast Quarter of Section 16, excepting from said Lot 8 the following: Beginning at the Northeast Corner of said Lot 8, thence South 99 feet, thence West 220 feet, thence North 99 feet, thence East to the Place of Beginning, all in Township 23 North, Range 2 East of the Third Principal Meridian, in McLean County, Illinois.

EXCEPTING FROM ALL THE ABOVE TRACTS that portion of premises in question acquired by the State of Illinois by Order vesting title on November 18, 1970 in Case No. 70 ED 279, described as follows: A strip of land located in Lot 1 in the School Commissioner's Subdivision of the North West ¼ and Lot 4 in the School Commissioner's Subdivision of the North East ¼ of Section 16, Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois; said strip being bounded by the East and the South right of way lines of the existing intersecting public roads, the South property line and by a line formed by the following described points: extending from a point 124.30 feet left of Transit Line No. 1 at Station 272+43.61 on the South property line; to a point 110 feet left at Station 272+00; to a point left at Station 269°10; to a point 175 feet left of transit line No. 1 at Station 278+65, said point also being 322.95 feet right of transit line No. 2 at Station 49+46.72; to a point 226 feet right of transit line No. 2 at Station 52+44; to a point 198 feet right at Station 52+44 to a point 198 feet right at Station 52+37; to a point 182 feet right at Station 53+00; to a point 165 feet right at Station 53+00 on the South right of way line, in McLean County, Illinois.

PINS: 21-16-127-001  
21-16-226-006  
21-16-276-003

Commonly known as: 1902 South Main Street, Bloomington, IL 61704

subject to all unpaid general real estate taxes and special assessments, and all valid easements, restrictions, reservations, conditions and covenants of record, and further subject to the lien of every trust deed or mortgage and every other lien against said real estate (if any there be) of record.

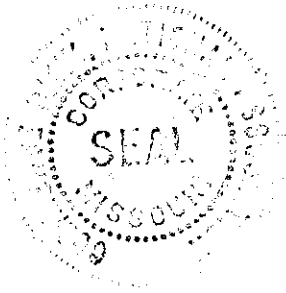
This Trustee's Deed is executed pursuant to, and in the exercise of the power and authority granted to and vested in said Successor Trustee by the terms of said deeds in trust delivered pursuant to the Trust Agreement above mentioned. Each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Successor Trustee, while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Successor Trustee, are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings, and agreements, by the Successor Trustee or for the purpose or with the intention of binding said Successor Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Successor Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Successor Trustee; and no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against **COMMERCE BANK, N.A.**, or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Successor Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

**EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 4, OF THE REAL ESTATE TRANSFER ACT, 35 ILCS 200/31-45(e).**

Date: Nov. 4, 2009

James A. Moore Marion Moore  
Buyer, Seller or Representative

Dated this 10<sup>th</sup> day of November, 2009.



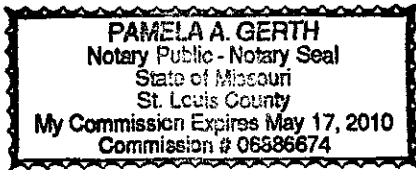
**COMMERCE BANK, N.A.**, a national banking association, not personally but as Trustee under the provisions of a Trust Agreement dated June 24, 1984 and known as McLean County Land Trust Number H-109, Successor Trustee under said Trust Agreement to People's Bank of Bloomington

By: Robert J. Matschiner, v.p.  
Robert J. Matschiner, Vice President

STATE OF MISSOURI    )  
  ) ss:  
COUNTY OF ST. LOUIS    )

I, the undersigned, a Notary Public in and for the above County and State, do hereby certify that Robert J. Matschiner, a Vice President of **COMMERCE BANK, N.A.**, Trustee as aforesaid, personally know to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, 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 herein set forth, and as the full and voluntary act of **COMMERCE BANK, N.A.**, as Trustee as aforesaid.

Given under my hand and notarial seal this 10th day of November, 2009.



*Pamela A. Gerth*  
\_\_\_\_\_  
Notary Public

**MAIL TAX STATEMENT TO:**

James and Marion Moore  
Trustees of The Moore Living Trust  
dated March 17, 1993  
c/o Moore Enterprises  
4425 W. Airport Freeway, Suite 475  
Irving, TX 75062

McLEAN COUNTY TITLE

5251-22011230081-09 (1)

**THIS INSTRUMENT WAS PREPARED BY:**

Locke Lord  
111 South Wacker Drive, Suite 4100  
Chicago, IL 60606

Type: OFFICIAL RECORDS  
Recorded: 11/9/2023 8:57:25 AM  
Fee Amt: \$54,089.50 Page 1 of 11  
IL Rental Housing Fund: \$18.00  
State Stamp Fee: \$36019.00  
County Stamp Fee: \$18009.50  
McLean County, IL  
Kathy Michael County Clerk\Recording Div.

**MAIL AFTER RECORDING TO:**

**File# 2023-00015375**

Hilltop MH, L.L.C.  
c/o OWV JM GP LLC  
3508 Greenville Avenue  
Dallas, TX 75206  
Attention: Clayton Carter

**MAIL TAX BILL TO:**

Hilltop MH, L.L.C.  
c/o OWV JM GP LLC  
3508 Greenville Avenue  
Dallas, TX 75206  
Attention: Clayton Carter

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 1 day of November, 2023 by **JAMES A. MOORE AND MARION MOORE, AS TRUSTEES OF THE MOORE LIVING TRUST DATED MARCH 17, 1993 ("Grantor")**, having an address of 4425 W. Airport Frwy., Suite 475, Irving, Texas 75062, to **HILLTOP MH, L.L.C.**, a Delaware limited liability company ("**Grantee**"), having an address of 3508 Greenville Avenue, Dallas, Texas 75206.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) U.S. Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, its successors and assigns, **FOREVER**, all of the following described real estate, situated in McLean County, Illinois, which is described on **Exhibit A** attached hereto and incorporated herein by reference, together with all appurtenances benefiting or pertaining to the real estate or the improvements located thereon, including, without limitation, all of Grantor's right, title, and interest in and to all development and utility rights and permits benefiting the real estate and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the real estate, and all strips or pieces of land abutting, bounding, or adjacent to the real estate (all of the foregoing being referred to herein collectively as the "**Premises**").

THE PROPERTY IS BEING GRANTED TO GRANTEE IN ITS PRESENT "AS IS, WHERE IS, WITH ALL FAULTS" CONDITION. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS ACQUIRING THE ASSETS IN AN "AS IS, WHERE IS, WITH ALL FAULTS" CONDITION AS OF THE DATE HEREOF, SPECIFICALLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, ORAL OR WRITTEN, EXPRESS OR IMPLIED, AS TO THEIR CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND, NATURE OR

TYPE WHATSOEVER FROM OR ON BEHALF OF GRANTOR. The provisions of this paragraph will survive the delivery of this Special Warranty Deed.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, his heirs/successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Encumbrances" on **Exhibit B** attached hereto and made a part hereof; and that subject to such Permitted Encumbrances, the Grantor **WILL WARRANT AND FOREVER** defend the Premises, against all persons lawfully claiming by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all property taxes on the Property for the year 2023 and subsequent years.

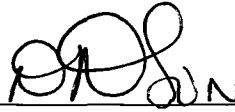
*[Signature Page Follows.]*



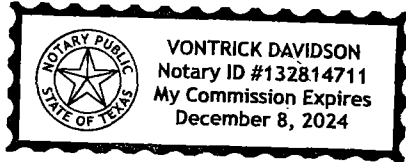
STATE OF TEXAS )  
 ) SS  
COUNTY OF DALLAS )

I, the undersigned, a Notary Public for said County and State, do hereby certify that Marion Moore, personally known to me to be the Trustee of The Moore Living Trust Dated March 17, 1993, and 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/she signed and delivered said instrument thereto as such Trustee of said The Moore Living Trust Dated March 17, 1993, as his/her free and voluntary act and as the free and voluntary act and deed of Grantor, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30 day of OCTOBER, 2023.



Notary Public



Print Name: VONTRICK DAVIDSON  
County of Residence: DALLAS TX  
My Commission Expires: 12 08 2024

{SEAL}

EXHIBIT A

Legal Description

**TRACT NO. 1:**

THE EAST 1/2 OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT ALL COAL UNDERLYING PREMISES IN QUESTION), IN MCLEAN COUNTY, ILLINOIS.

**TRACT NO. 2:**

LOT 4 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT ALL COAL UNDERLYING PREMISES IN QUESTION), IN MCLEAN COUNTY, ILLINOIS.

**TRACT NO. 3:**

THE WEST ONE-HALF OF LOT 3, THE EAST HALF OF LOT 6 AND ALL OF LOT 7 IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT ALL COAL UNDERLYING PREMISES IN QUESTION), IN MCLEAN COUNTY, ILLINOIS.

**TRACT NO. 4:**

LOT 1, EXCEPT THAT PART LYING EAST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS TRACTION INCORPORATED AND ALL OF LOT 2 AND THE EAST 1/2 OF LOT 3 ALL IN THE SCHOOL COMMISSIONER'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.

**TRACT NO. 5:**

LOTS 1 AND 2 IN SCHOOL COMMISSIONER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, EXCEPT 20 ACRES OFF THE ENTIRE SOUTH SIDE THEREOF; ALSO LOTS 8, 9, 15 AND 16 OF THE NORTHEAST QUARTER OF SECTION 16,

**EXCEPTING FROM SAID LOT 8 THE FOLLOWING:**

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOUTH 99 FEET, THENCE WEST 220 FEET, THENCE NORTH 99 FEET, THENCE EAST TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY. ILLINOIS.

**EXCEPTING FROM ALL THE ABOVE TRACTS THAT PORTION OF PREMISES IN QUESTION ACQUIRED BY THE STATE OF ILLINOIS BY ORDER VESTING TITLE ON NOVEMBER 18, 1970 IN CASE NO. 70 ED 279, DESCRIBED AS FOLLOWS:**

A STRIP OF LAND LOCATED IN LOT 1 IN THE SCHOOL COMMISSIONER'S SUBDIVISION OF THE NORTH WEST 1/4 AND LOT 4 IN THE SCHOOL COMMISSIONER'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD



PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS; SAID STRIP BEING BOUNDED BY THE EAST AND THE SOUTH RIGHT OF WAY LINES OF THE EXISTING INTERSECTING PUBLIC ROADS, THE SOUTH PROPERTY LINE AND BY A LINE FORMED BY THE FOLLOWING DESCRIBED POINTS: EXTENDING FROM A POINT 124.30 FEET LEFT OF TRANSIT LINE NO. 1 AT STATION 272+43.61 ON THE SOUTH PROPERTY LINE; TO A POINT 110 FEET LEFT AT STATION 272+00; TO A POINT LEFT AT STATION 269°10; TO A POINT 175 FEET LEFT OF TRANSIT LINE NO. 1 AT STATION 278+65, SAID POINT ALSO BEING 322.95 FEET RIGHT OF TRANSIT LINE NO. 2 AT STATION 49+46.72; TO A POINT 226 FEET RIGHT OF TRANSIT LINE NO. 2 AT STATION 52+44; TO A POINT 198 FEET RIGHT AT STATION 52+44 TO A POINT 198 FEET RIGHT AT STATION 52+37; TO A POINT 182 FEET RIGHT AT STATION 53+00; TO A POINT 165 FEET RIGHT AT STATION 53+00 ON THE SOUTH RIGHT OF WAY LINE, IN MCLEAN COUNTY, ILLINOIS.

**ALSO EXCEPTING:**

A PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN SCHOOL COMMISSIONER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16. EXCEPT 20 ACRES OFF THE ENTIRE SOUTH SIDE THEREOF; ALSO LOTS 8, 9, 15 AND 16 OF THE NORTHEAST QUARTER OF SECTION 16, EXCEPTING FROM SAID LOT 8 THE FOLLOWING BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOUTH 99 FEET, THENCE WEST 220 FEET, THENCE NORTH 99 FEET; THENCE EAST TO THE PLACE OF BEGINNING. ALL IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 16, NORTH 00 DEGREES 56 MINUTES 55 SECONDS WEST 43.14 FEET, TO A POINT BEING THE NORTHEAST CORNER OF THE EXISTING HAMILTON ROAD RIGHT OF WAY PER EMINENT DOMAIN CASE 89-ED-05, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 86 DEGREES 12 MINUTES 40 SECONDS WEST 99.56 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 47 SECONDS EAST 49.71 FEET; THENCE NORTH 26 DEGREES 32 MINUTES 36 SECONDS EAST 20.89 FEET, TO THE WEST EXISTING BUNN STREET PRESCRIPTIVE RIGHT OF WAY LINE; THENCE ALONG SAID WEST BUNN STREET PRESCRIPTIVE RIGHT OF WAY LINE, NORTH 00 DEGREES 56 MINUTES 55 SECONDS WEST 376.70 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS EAST 40.00 FEET, TO THE EAST LINE OF AFORESAID NORTHEAST QUARTER OF SECTION 16; THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, SOUTH 00 DEGREES 56 MINUTES 55 SECONDS EAST 407.08', TO THE POINT OF BEGINNING ALL IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

**ALSO DESCRIBED AS:**

A PART OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT ALL COAL UNDERLYING PREMISES IN QUESTION), IN MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 9 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE

NORTH 89 DEGREES 02 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 6 AND 7 IN THE SAID NORTHEAST 1/4, 1018.56 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6; THENCE NORTH 01 DEGREES 59 MINUTES 21 SECONDS WEST, ALONG THE SAID WEST LINE OF THE EAST 1/2 OF LOT 6, 710.57 FEET TO THE SOUTH LINE OF LOT 3 IN SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 30 MINUTES 42 SECONDS WEST, 1267.30 FEET TO THE EAST LINE OF OAK VALLEY ROAD; THENCE NORTH 04 DEGREES 40 MINUTES 53 SECONDS WEST, ALONG THE SAID EAST LINE OF OAK VALLEY ROAD, 250.50 FEET; THENCE NORTHEASTERLY, ALONG THE SAID EAST LINE OF OAK VALLEY ROAD BEING THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.00 FEET, AN ARC LENGTH OF 158.91 FEET, CHORD OF SAID CURVE BEARS NORTH 34 DEGREES 54 MINUTES 18 SECONDS EAST, 146.57 FEET; THENCE NORTH 74 DEGREES 29 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF OAK VALLEY ROAD, 200.74 FEET TO THE WEST LINE OF LOT 2 IN SAID NORTHEAST 1/4; THENCE NORTH 00 DEGREES 58 MINUTES 45 SECONDS WEST, ALONG THE SAID WEST LINE OF LOT 2, 96.57 FEET TO THE SOUTH LINE OF INTERSTATE 55; THENCE NORTH 88 DEGREES 28 MINUTES 10 SECONDS EAST, ALONG THE SAID SOUTH LINE OF INTERSTATE 55, 212.48 FEET; THENCE NORTH 74 DEGREES 38 MINUTES 37 SECONDS EAST, ALONG THE SAID SOUTH LINE OF INTERSTATE 55, 322.05 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 10 SECONDS EAST, ALONG THE SAID SOUTH LINE OF INTERSTATE 55, 574.03 FEET; THENCE SOUTH 80 DEGREES 13 MINUTES 14 SECONDS EAST, ALONG THE SAID SOUTH LINE OF INTERSTATE 55, 50.99 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 10 SECONDS EAST, ALONG THE SAID SOUTH LINE OF INTERSTATE 55, 200.00 FEET; THENCE NORTH 77 DEGREES 09 MINUTES 34 SECONDS EAST, ALONG THE SAID SOUTH LINE OF INTERSTATE 55, 50.99 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 10 SECONDS EAST, ALONG THE SAID SOUTH LINE OF INTERSTATE 55, 825.40 FEET TO THE WESTERLY LINE OF RAILROAD RIGHT OF WAY; THENCE SOUTHEASTERLY, ALONG SAID SOUTH LINE OF RAILROAD RIGHT OF WAY, BEING THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2632.56 FEET, AN ARC LENGTH OF 754.07 FEET TO THE WEST LINE OF BUNN STREET, CHORD OF SAID CURVE BEARS SOUTH 43 DEGREES 58 MINUTES 01 SECONDS EAST, 751.49 FEET; THENCE SOUTH 00 DEGREES 58 MINUTES 45 SECONDS EAST, ALONG THE SAID WEST LINE OF BUNN STREET, 72.27 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 15 SECONDS WEST, 195.00 FEET; THENCE SOUTH 00 DEGREES 58 MINUTES 45 SECONDS EAST, 99.00 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 15 SECONDS EAST, 195.00 FEET TO THE SAID WEST LINE OF BUNN STREET; THENCE SOUTH 00 DEGREES 58 MINUTES 45 SECONDS EAST, ALONG THE SAID WEST LINE OF BUNN STREET, 1706.26 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 21 SECONDS WEST, 15.00 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 41 SECONDS EAST, ALONG THE SAID WEST LINE OF BUNN STREET, 376.70 FEET; THENCE SOUTH 26 DEGREES 29 MINUTES 50 SECONDS WEST, ALONG THE SAID WEST LINE OF BUNN STREET, 20.89 FEET TO THE NORTH LINE OF E. HAMILTON ROAD; THENCE SOUTH 87 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE SAID NORTH LINE OF E. HAMILTON STREET, 49.71 FEET; THENCE NORTH 86 DEGREES 26 MINUTES 50 SECONDS WEST, ALONG THE SAID NORTH LINE OF E. HAMILTON STREET, 144.85 FEET; THENCE NORTH 85 DEGREES 13 MINUTES 32 SECONDS WEST, ALONG THE SAID NORTH LINE OF E. HAMILTON STREET, 131.13 FEET; THENCE NORTH 85 DEGREES 10 MINUTES 52 SECONDS WEST, ALONG THE SAID NORTH LINE OF E. HAMILTON STREET, 399.08 FEET; THENCE NORTH 86 DEGREES 21 MINUTES 45 SECONDS WEST, ALONG THE SAID NORTH LINE OF E. HAMILTON STREET, 244.93 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 56 SECONDS WEST, ALONG THE SAID NORTH LINE OF E. HAMILTON STREET, 298.23 FEET; THENCE WESTERLY, ALONG THE SAID NORTH LINE OF E. HAMILTON STREET, BEING THE ARC OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 583.53 FEET TOT HE WEST LINE OF LOT 2 IN SCHOOL COMMISSIONER'S SUBDIVISION, CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES 01 MINUTES 02 SECONDS

## Republic Exhibit 5

WEST, 118.96 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 30 SECONDS EAST ALONG THE SAID WEST LINE OF LOT 2 AND THE WEST LINE OF LOT 15 IN SAID NORTHEAST 1/4, 683.53 FEET TO THE NORTH LINE OF SAID LOT 15; THENCE SOUTH 88 DEGREES 32 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 15, 657.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 01 DEGREES 54 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 9, 675.81 FEET TO THE POINT OF BEGINNING.

ADDRESS OF PROPERTY: 1902 South Main Street  
Bloomington, McLean, Illinois 61704

PIN: 21-16-276-003

21-16-127-001

21-16-226-006

EXHIBIT B

Permitted Encumbrances

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Illinois Iowa Power Company,  
Purpose: electric transmission or distribution line or system  
Recording Date: May 11, 1939  
Recording No: 29332 in Book 455, page 213

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Illinois Power Company  
Purpose: electric transmission or distribution line or system  
Recording Date: March 4, 1954  
Recording No: 21103

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northern Illinois Gas Company  
Purpose: gas mains and facilities  
Recording Date: September 1, 1967  
Recording No: 67-6389

(Affects Tract 4)

4. Reservation or Exceptions to Direct Access:

Direct access to Access Road No. 2 will be permitted along the East right of way line Southerly of Station 52+37, except where it is considered hazardous to public safety as contained in Condemnation Order entered November 18, 1971 in Case No. 70ED 279, Circuit Court, 11th Judicial Circuit, McLean County, Illinois.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northern Illinois Gas Company  
Purpose: gas mains and facilities  
Recording Date: October 12, 1971  
Recording No: 71-8938

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Illinois Bell Telephone Company  
Purpose: lines of telephone and telegraph  
Recording Date: October 8, 1928  
Recording No: 36828 in Book 387, page 581

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northern Illinois Gas Company

Purpose: gas pipe line and facilities  
Recording Date: August 3, 1965  
Recording No: 8185 in Book 765, page 201

(Affects Tracts 1, 2 and 3)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northern Illinois Gas Company  
Purpose: gas pipe line and facilities  
Recording Date: December 14, 1966  
Recording No: 66-6454

(Affects Tracts 1, 2 and 3)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Northern Illinois Gas Company  
Purpose: gas main  
Recording Date: January 28, 1980  
Recording No: 80-961

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: General Telephone Company of Illinois  
Purpose: underground communication line  
Recording Date: June 23, 1980  
Recording No: 80-6051

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Illinois Power Company  
Purpose: aerial service line  
Recording Date: September 5, 1975  
Recording No: 5-8884

12. Agreement between Telecable Bloomington Normal, Inc. and James A. Moore and Marion Moore recorded August 14, 1991 as Document Number 91-15840.

13. Terms, provisions and conditions contained in the Agreement recorded April 24, 1995 as document 95-7344 made by and between The Peoples Bank, as trustee of McLean County Land Trust H-109 and the City of Bloomington.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast of Illinois/Indiana/Ohio, LLC  
Purpose: broadband communications services  
Recording Date: February 23, 2012  
Recording No: 2012-4793

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ameren Illinois Company dba Ameren Illinois  
Purpose: transmitting electric energy or other power, and for telecommunications  
Recording Date: May 18, 2015  
Recording No: 2015-8408

16. 2023 Property Taxes and Assessments, an appropriate proration between Grantor and Grantee having been made for same as of the date hereof.
17. Zoning ordinances applicable to the Property as of the date hereof.
18. Conditions that would be disclosed by an accurate survey of the Property as of the date hereof.
19. Conditions, restrictions, covenants, easements and other matters filed in the public real estate records of the County in which the Property is located, to the extent such matters are (1) valid, binding and subsisting against and affect the Property, and (2) have been expressly disclosed to Grantee in writing prior to the date hereof.

Owner Moore Living Trust dated  
March 17, 1993 James A.  
Moore and Marion Moore  
Address Bunn St. and Hamilton Rd.  
Bloomington, IL 61704  
Route FAU 6371 (Hamilton Rd)  
County McLean  
Job No. C-95-008-21  
Parcel No. 100  
P.I.N. No. 21-16-276-003  
Section 16-00360-00-PV  
Project No. XAYB(639)

Type: OFFICIAL RECORDS  
Recorded: 2/4/2022 12:36:30 PM  
Fee Amt: \$28.00 Page 1 of 4  
State Stamp Fee: \$0.00  
County Stamp Fee: \$0.00  
McLean County, IL  
Kathy Michael County Clerk\Recording Div.

**File# 2022-00002259**

**TRUSTEE'S DEED**  
**(Individual) (Non-Freeway)**

James A. Moore and Marion Moore, as Trustees under the provisions of a deed or deed in trust duly recorded and delivered pursuant to a Trust Agreement dated March 17, 1993 and known as Moore Living Trust, (Grantor), in consideration of Twenty-Two Thousand and 00/100 Dollars (\$22,000.00), receipt of which is hereby acknowledged, grants, conveys and warrants to the City of Bloomington, (Grantee), all existing legal and equitable rights of Grantor to the following described real estate:

A PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN SCHOOL COMMISSIONER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, EXCEPT 20 ACRES OFF THE ENTIRE SOUTH SIDE THEREOF; ALSO LOTS 8, 9, 15 AND 16 OF THE NORTHEAST QUARTER OF SECTION 16, EXCEPTING FROM SAID LOT 8 THE FOLLOWING: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOUTH 99 FEET, THENCE WEST 220 FEET, THENCE NORTH 99 FEET; THENCE EAST TO THE PLACE OF BEGINNING, ALL IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE;

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 16, NORTH 00 DEGREES 56 MINUTES 55 SECONDS WEST 43.14 FEET, TO A POINT BEING THE NORTHEAST CORNER OF THE EXISTING HAMILTON ROAD RIGHT OF WAY PER EMINENT DOMAIN CASE 89-ED-05, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 86 DEGREES 12 MINUTES 40 SECONDS WEST 99.56 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 47 SECONDS EAST 49.71 FEET; THENCE NORTH 26 DEGREES 32 MINUTES 36 SECONDS EAST 20.89 FEET, TO THE WEST EXISTING BUNN STREET PRESCRIPTIVE RIGHT OF WAY LINE; THENCE ALONG SAID WEST

BUNN STREET PRESCRIPTIVE RIGHT OF WAY LINE, NORTH 00 DEGREES 56 MINUTES 55 SECONDS WEST 376.70 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS EAST 40.00 FEET, TO THE EAST LINE OF AFORESAID NORTHEAST QUARTER OF SECTION 16; THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, SOUTH 00 DEGREES 56 MINUTES 55 SECONDS EAST 407.08', TO THE POINT OF BEGINNING, ALL IN THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS.

SAID PARCEL 100 CONTAINING 0.381 OF AN ACRE, OF WHICH 0.372 OF AN ACRE IS CONTAINED WITHIN EXISTING PRESCRIPTIVE RIGHT OF WAY, FOR A NET AREA OF 0.009 OF AN ACRE, OR 362 SQUARE FEET, MORE OF LESS.

situated in the County of McLean, State of Illinois, and hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor does not possess rights of Homestead in the premises.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.



Electronic Filing: Received, Clerk's Office 07/31/2024

Dated this 20th day of December, 2021.

By: James A. Moore  
Signature of Trustee

James A. Moore  
Print Name

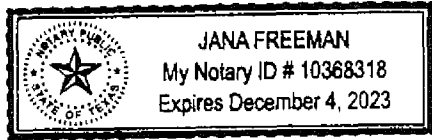
By: Marion Moore  
Signature of Trustee

Marion Moore  
Print Name

State of Texas )  
County of Dallas ) ss

This instrument was acknowledged before me on Dec 20, 2021  
by James A. Moore and Marion Moore

(SEAL)



Jana Freeman  
Notary Public

My Commission Expires: 12-4-23

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

12/27/21  
Date

Thomas R. Harper  
Buyer, Seller or Representative

This instrument was prepared by and after recording, mail this instrument and future tax bills to:

City of Bloomington  
Public Works Department  
115 E. Washington St.  
PO Box 3157  
Bloomington, IL 61702-3157

Accepted by: [Signature]  
City Manager

Attested by: [Signature]  
City Clerk



Date: 1/20/2022 | 11:25 AM CST

Date: 1/20/2022 | 12:34 PM CST

**PROG. & CURVE - HAMILTON RD.**  
 P1 STA. = 16+16.37  
 R117097129L E 80359113  
 D = 27.37 37° 07' 11"  
 R = 2500.000  
 T = 87.635'  
 C.C. STA. = 16+49.34  
 P.C. STA. = 16+63.32

**AREA TO BE ACQUIRED PROPERTY**  
 100 3168 AC.  
 104 1.025 AC.  
 104PE 9.05 AC.  
 104TE1 0.372 AC.  
 104TE2 3144 SO. FT. 2010 SO. FT. 0.905 AC.  
 105 0  
 105A 0  
 105B 0  
 105TE1 0  
 105TE2 0  
 107TE 0

**AREA TO BE ACQUIRED PREVIOUSLY ACQUIRED**  
 100 0  
 104 0  
 104PE 0  
 104TE1 0  
 104TE2 0  
 105 0  
 105A 0  
 105B 0  
 105TE1 0  
 105TE2 0  
 107TE 0

**AREA TO BE ACQUIRED TEMPORARY EASEMENT**  
 100 N/A  
 104 N/A  
 104PE N/A  
 104TE1 N/A  
 104TE2 N/A  
 105 N/A  
 105A N/A  
 105B N/A  
 105TE1 N/A  
 105TE2 N/A  
 107TE N/A

**AREA ACQUIRED PERMANENT EASEMENT**  
 100 N/A  
 104 N/A  
 104PE N/A  
 104TE1 N/A  
 104TE2 N/A  
 105 N/A  
 105A N/A  
 105B N/A  
 105TE1 N/A  
 105TE2 N/A  
 107TE N/A

**TAX NUMBER**  
 21-16-276-003  
 71-15-151-011  
 21-15-151-011

**OWNER**  
 JAMES A. AND MARION WOODRUFF TRUSTEES  
 JIMMY WELLS  
 JOSEPH R. BIRBAUDI

**PLAT OF HIGHWAYS**  
 CITY OF BLOOMINGTON, IL  
 SECTION 15.3.16  
 SEC. 18-20-26 00 PV  
 SHEET NO. 4 OF 11

**DATE**  
 05/13/2020  
 01/27/2023  
 08/17/20  
 08/17/20

**REVISIONS**  
 R1  
 R2  
 R3  
 R4

**DATE**  
 05/13/2020  
 01/27/2023  
 08/17/20  
 08/17/20

**BY**  
 BOYD  
 BOYD  
 BOYD  
 BOYD

**CHECKED**  
 BOYD  
 BOYD  
 BOYD  
 BOYD

**DATE**  
 05/13/2020  
 01/27/2023  
 08/17/20  
 08/17/20

**CONTRACT NO.**  
 91599

**CONTRACT NO.**  
 91599

**CONTRACT NO.**  
 91599

**CONTRACT NO.**  
 91599

SEARCH CRITERIA Pin Number 2116276003

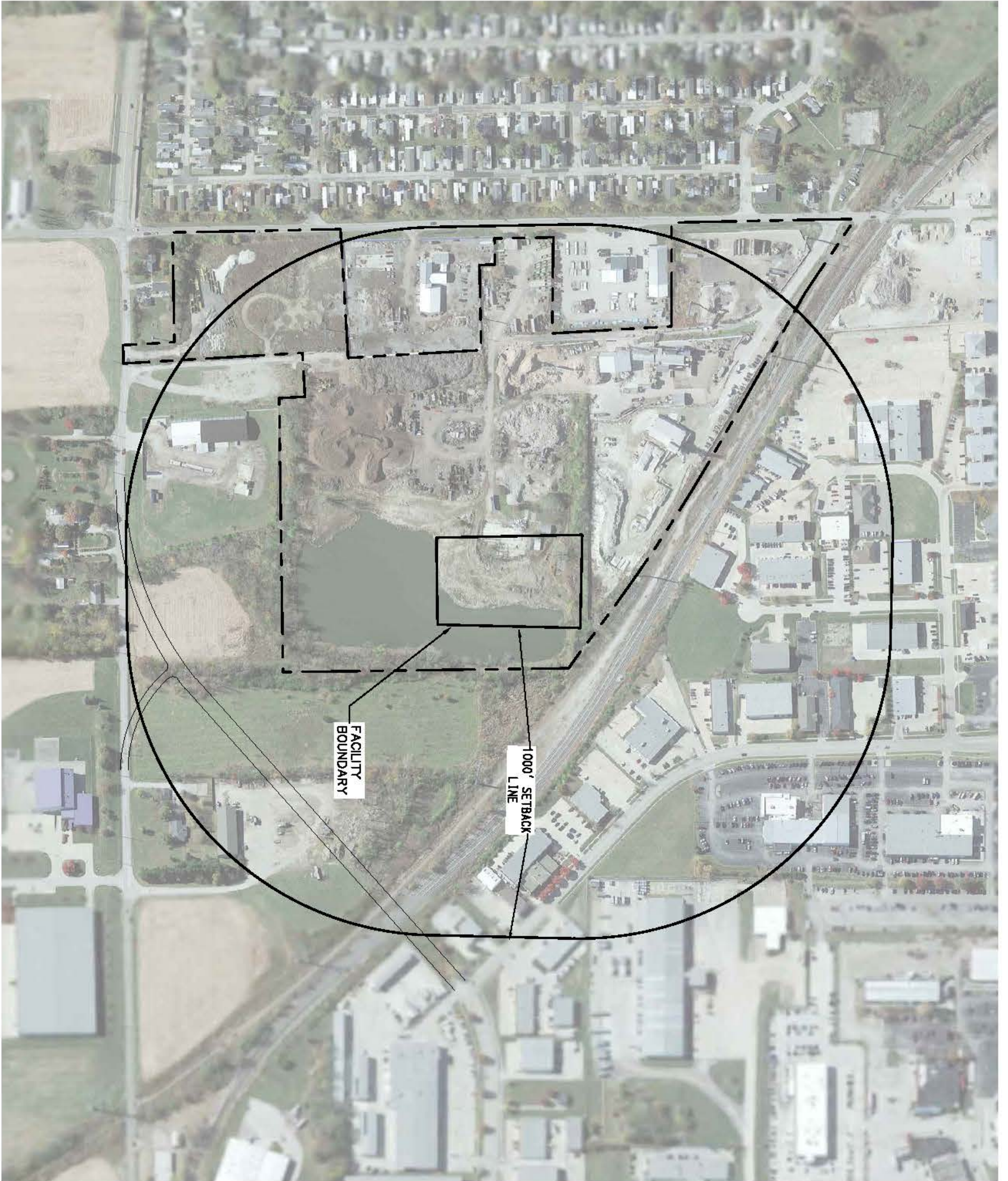
Parcel Search

Index	Date Filed	Instrument Date	Kind	GRANTORS	GRANTEES	Description (Not Warranted)	File Number	Book/Page	Ref	Amount	Images
1	OFF	09/24/2002	8/23/2002	MORTGAGE	EVANS, THOMAS A EVANS, LAURIE L	STATE FARM FINANCIAL SERVICES FSB	Pin Number: 21-16-276-003 Section:16 Township:23N Range:5E Qtr:NE	2002-00031259		\$90,400.00	15
		Instrument									
		Date									
		08/23/2002									
2	OFF	11/24/2009	11/10/2009	DEED	COMMERCE BANK NA TRUSTEE MCLEAN COUNTY LAND TRUST NUMBER H 109	MOORE, JAMES A TRUSTEE MOORE, MARION TRUSTEE MOORE LIVING TRUST	Pin Number: 21-16-276-003 SCHOOL COMMISSIONERS Lot:1 Pin Number: 21-16-276-003 SCHOOL COMMISSIONERS Lot:2 Pin Number: 21-16-276-003 [+]	2009-00035800			4
		Instrument									
		Date									
		11/10/2009									
3	OFF	08/08/2011	7/26/2011	RELEASE	STATE FARM BANK FSB	EVANS, THOMAS A EVANS, LAURIE L	Pin Number: 21-16-276-003 Section:16 Township:23N Range:5E Qtr:NE Qtr Qtr:NE Pin Number: 21-16-276-003 Section:16 Township:23N Range:5E Qtr:NE Qtr Qtr:SE	2011-00017282	2002-00031259		2
		Instrument									
		Date									
		07/26/2011									
4	OFF	02/23/2012	11/30/2011	EASEMENT	MOORE LIVING TRUST	COMCAST OF ILLINOIS INDIANA OHIO LLC	Pin Number: 21-16-276-003 SCHOOL COMMISSIONERS Lot:1 Pin Number: 21-16-276-003 SCHOOL COMMISSIONERS Lot:2 Pin Number: 21-16-276-003 [+]	2012-00004793			3
		Instrument									
		Date									
		11/30/2011									
5	OFF	01/22/2014	1/14/2014	LIS PENDENS	MOORE, JAMES A TRUSTEE MOORE, MARION TRUSTEE MOORE LIVING TRUST	AMEREN ILLINOIS COMPANY AMEREN ILLINOIS	Pin Number: 21-16-276-003 Section:16 Township:23N Range:2E Qtr:NE	2014-00001110			3
		Instrument									
		Date									
		01/14/2014									
6	OFF	05/18/2015	4/27/2015	EASEMENT	MOORE, JAMES A TRUSTEE	AMEREN ILLINOIS COMPANY	Pin Number: 21-16-276-003	2015-00008408			7
		Instrument									
		Date									
		05/18/2015									

Index	Date Filed	Instrument Date	Kind	GRANTORS	GRANTEES	Description (Not Warranted)	File Number	Book/Page	Ref	Amount	Images
	Instrument Date 04/27/2015			MOORE, MARION TRUSTEE MOORE LIVING TRUST	AMEREN ILLINOIS	SCHOOL COMMISSIONERS Lot:1 <b>Pin Number:</b> 21-16-276-003 SCHOOL COMMISSIONERS Lot:2 <b>Pin Number:</b> 21-16-276-003 [+]					
7	OFF Instrument Date 08/12/2015	08/20/2015	8/12/2015	RELEASE	AMEREN ILLINOIS COMPANY AMEREN ILLINOIS	MOORE, JAMES A TRUSTEE MOORE, MARION TRUSTEE MOORE LIVING TRUST	<b>Pin Number:</b> 21-16-276-003 <b>Section:</b> 16 <b>Township:</b> 23N <b>Range:</b> 2E <b>Qtr:</b> NE 2014 ED 1	2015-00015565	2014-00001110		3
8	OFF Instrument Date 08/17/2016	08/24/2016	8/17/2016	NOTICE	HILLTOP MOBILE HOME PARK	BLOOMINGTON CITY OF	<b>Pin Number:</b> 21-16-276-003 DEMOLITION ORDER FOR HILLTOP MOBILE HOME VINMO356831	2016-00015977			5
9	OFF Instrument Date 10/26/2016	10/31/2016	10/26/2016	RELEASE	BLOOMINGTON CITY OF	HILLTOP MOBILE HOME PARK	<b>Pin Number:</b> 21-16-276-003 MOBILE HOME - DELETE DEMOLITION ORDERVIN# MO356831	2016-00020876	2016-00015977		1
10	OFF Instrument Date 12/20/2021	02/04/2022	12/20/2021	DEED	MOORE, JAMES A TRUSTEE MOORE, MARION TRUSTEE MOORE LIVING TRUST	BLOOMINGTON CITY OF	<b>Pin Number:</b> 21-16-276-003 SCHOOL COMMISSIONERS Lot:1 Address: 1902 SOUTH MAIN ST BLOOMINGTON, ILLINOIS 61704 <b>Pin Number:</b> 21-16-276-003 SCHOOL COMMISSIONERS Lot:2 [+]	2022-00002259			4
11	OFF Instrument Date 11/01/2023	11/09/2023	11/1/2023	DEED	MOORE, JAMES A TRUSTEE MOORE, MARION TRUSTEE MOORE LIVING TRUST	HILLTOP MH LLC	<b>Pin Number:</b> 21-16-276-003 <b>Section:</b> 16 <b>Township:</b> 23N <b>Range:</b> 2E <b>Qtr:</b> NE Address: 1902 SOUTH MAIN ST BLOOMINGTON, ILLINOIS 61704 <b>Pin Number:</b> 21-16-127-001	2023-00015375	1967-00006389 1971-00008938 1966-00006454 1980-00000961	\$36,018,953.00	11

Index	Date Filed	Instrument Date	Kind	GRANTORS	GRANTEES	Description (Not Warranted)	File Number	Book/Page	Ref	Amount	Images
						Section:16 Township:23N Range:2E Qtr:NW [+]			1980-00006051 [+]		
12	OFF	11/09/2023	11/2/2023	MORTGAGE	HILLTOP MH LLC	JLL REAL ESTATE CAPITAL LLC	Pin Number: 21-16-276-003  Section:16 Township:23N Range:2E Qtr:NE Pin Number: 21-16-127-001  Section:16 Township:23N Range:2E Qtr:NW Pin Number: 21-16-226-006 [+]	2023-00015376		\$19,392,000.00	30
		Instrument Date 11/02/2023									
13	OFF	11/09/2023	10/23/2023	MORTGAGE ASSIGNMENT	JLL REAL ESTATE CAPITAL LLC  HILLTOP MH LLC	FEDERAL HOME LOAN MORTGAGE CORPORATION	Pin Number: 21-16-276-003  Section:16 Township:23N Range:2E Qtr:NE Pin Number: 21-16-127-001  Section:16 Township:23N Range:2E Qtr:NW Pin Number: 21-16-226-006 [+]	2023-00015377			7
		Instrument Date 10/23/2023									

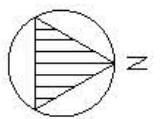
Tab: FIGURE 3 Last Saved: March 11, 2023, by Mike Nguyen Plotted: Wednesday, August 16, 2023 9:12:07 AM  
 C:\CIVIL 3D Projects\Henson Disposal\DWG\Bloomington TS\2023\Site Layout\Facility Location & Zoning Map.dwg



FACILITY  
BOUNDARY

1000'  
SETBACK  
LINE

NOTE:  
BACKGROUND PHOTOGRAPH DERIVED  
FROM GOOGLE EARTH, OCTOBER 27,  
2022.



FACILITY LOCATION MAP

PREPARED FOR  
HENSON DISPOSAL  
BLOOMINGTON, MCLEAN COUNTY, ILLINOIS



**ANDREWS  
ENGINEERING**  
3300 BINGER CREEK DRIVE  
SPRINGFIELD, ILLINOIS 62711-7233  
PH (617) 787-2254 WWW.ANDREWS-ENG.COM  
PONTIAC, IL • LOMBARD, IL • INDIANAPOLIS, IN • WARRENTON, OR

APPROVED BY: KWF DESIGNED BY: KWF DRAWN BY: MPN

NO.	DATE	REVISION DESCRIPTION	BY

**McLEAN COUNTY ILLINOIS REAL ESTATE TAX BILL**

**TAX YEAR 2023 PAYABLE 2024**  
 Electronic Filing Received, Clerk's Office 07/31/2024



**REBECCA C. McNEIL**  
 McLEAN COUNTY TREASURER/COLLECTOR  
 P.O. BOX 2400  
 115 E. WASHINGTON, RM M101  
 BLOOMINGTON, ILLINOIS 61702-2400  
 Ph (309) 888-5180 Fax (309) 888-5176  
 Office Hours: 8AM - 4:30PM, Mon. - Fri.  
 www.mcleancountyil.gov

**Township: BLOOMINGTON**  
**Tax Code: 0503**  
**Prop Use Code: 0060**

Legal Description  
 SEC 15-23-2E  
 OWNERS SUB LOT 2 (EX S500' W25') &  
 FLATBUSH SUB LOT 2 & 3 & S OF P & E  
 RWY, W OF IC RR & E OF TRI LAKES RD  
 (VACATED) & N OF LT2 FLASHBUSH & N OF  
 LT 2 OWNER SUB & VACTED TRI LAKES  
 DRIVE E OF BUNNETT RD DEED

Site Address

TIF BASE	0
1977 EQUALIZED	0
SR FREEZE BASE	0
FAIR CASH VALUE	1,159,830
TOTAL ACRES	30.28
LAND VALUE	191,608
+ BUILDING VALUE	194,962
- HOME IMPROVEMENT	0
= ASSESSED VALUE	386,570
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	386,570
- HOMESTEAD EXMPT	0
- SR CITZ EXMPT	0
- SR FREEZE EXMPT	0
- DISABLED VET EXMPT	0
- DIS VET HOMESTEAD	0
- DISABLED PER EXMPT	0
- RET VET HOMESTEAD	0
+ FARM LAND	0
+ FARM BUILDING	0
= NET TAXABLE VAL.	386,570
x TAX RATE	7.92585
= CURRENT TAX	\$30,638.96
+ DRAINAGE	
PRIOR SALE/FORF	NO
= TOTAL TAX DUE	\$30,638.96
- TOTAL TAX PAID	\$30,638.96
= TOTAL TAX DUE	\$0.00

21-15-152-010

TKNTK LLC  
 PO BOX 1058  
 BLOOMINGTON, IL 61702-

**DUPLICATE**

Pay by E-Check, Credit Card or Visa Debit Card at www.mcleancountyil.gov/tax  
 or call 1-877-647-7238. Fee applies: E-Check \$2.00 / Credit/Debit Card \$1.50+2.25%



Taxing Body	Current Rate	Current Tax	Prior Rate	Prior Tax	Difference
MCLEAN COUNTY	0.80857	\$3,125.69	0.80345	\$2,752.00	373.69
MCLEAN COUNTY PENSION	0.10827	\$418.54	0.10719	\$367.15	51.39
BLOOMINGTON TOWNSHIP	0.11766	\$454.84	0.13134	\$449.87	4.97
BLOOMINGTON TWP FIRE	0.48099	\$1,859.36	0.53254	\$1,824.07	35.29
CUSD 5 NORMAL	5.12193	\$19,799.85	5.32903	\$18,253.11	1546.74
CUSD 5 NORMAL PENSION	0.16971	\$656.04	0.19159	\$656.23	-0.19
BLOOMINGTON TWP ROAD	0.38240	\$1,478.24	0.42325	\$1,449.72	28.52
GOLDEN PRAIRIE LIBRARY	0.15000	\$579.86	0.14931	\$511.42	68.44
HEARTLAND COMM COLLEGE 540	0.58632	\$2,266.54	0.58083	\$1,989.47	277.07
<b>Totals</b>	<b>7.92585</b>	<b>\$30,638.96</b>	<b>8.24853</b>	<b>\$28,253.04</b>	<b>\$2,385.92</b>

Owner Name: TKNTK LLC

**PENALTIES**

PENALTY PER MONTH ADDED AFTER EACH  
 INSTALLMENT DUE DATE.  
 ADDITIONAL \$10 ADDED AFTER DELINQUENT  
 NOTICE IS MAILED

If postmarked after 10/03, contact office.  
 Additional Interest & Penalties apply.

Certified funds required for payments  
 tendered within 30 days of the  
**NOVEMBER 01, 2024 tax sale.**

13320

**McLean County Real Estate Tax Bill**

**TAX YEAR 2023 PAYABLE 2024**

PLEASE MAIL TO PAYMENT PROCESSING CENTER:  
 MCLEAN COUNTY COLLECTOR  
 P.O. BOX 843637  
 KANSAS CITY, MO 64184-3637

Parcel Number 21-15-152-010

Second Installment Due Date **09/03/2024**

Prior Sale/Forf **NO**

Total Due **Paid on**  
 2nd Install **06/14/2024 \$0.00**

**IF POSTMARKED**

AFTER	TAX	PENALTY	PLEASE PAY
09/03/2024	15,319.48	229.79	15,549.27
10/03/2024	15,319.48	Contact Office	Contact Office

2

TKNTK LLC  
 PO BOX 1058  
 BLOOMINGTON, IL 61702-

DUPLICATE

2



**McLean County Real Estate Tax Bill**

**TAX YEAR 2023 PAYABLE 2024**

PLEASE MAIL TO PAYMENT PROCESSING CENTER:  
 MCLEAN COUNTY COLLECTOR  
 P.O. BOX 843637  
 KANSAS CITY, MO 64184-3637

Parcel Number 21-15-152-010

First Installment Due Date **06/03/2024**

Prior Sale/Forf **NO**

Total Due **Paid on**  
 1st Install **06/14/2024 \$0.00**

**IF POSTMARKED**

AFTER	TAX	PENALTY	PLEASE PAY
06/03/2024	15,319.48	229.79	15,549.27
07/03/2024	15,319.48	459.58	15,779.06
08/03/2024	15,319.48	689.38	16,008.86
09/03/2024	15,319.48	919.17	16,238.65
10/03/2024	15,319.48	Contact Office	Contact Office

1

TKNTK LLC  
 PO BOX 1058  
 BLOOMINGTON, IL 61702-

DUPLICATE

1



**BEFORE THE ILLINOIS POLLUTION CONTROL BOARD**

REPUBLIC SERVICES, INC.,	)	
	)	
Petitioner,	)	
	)	
v.	)	PCB No.: 24-065
	)	
McLEAN COUNTY, ILLINOIS,	)	(Pollution Control Facility Siting Appeal)
McLEAN COUNTY BOARD, and	)	
LAKESHORE RECYCLING	)	
SYSTEMS, LLC,	)	

**NOTICE OF FILING**

To:

Richard M. Guerard, Attorney for LRS  
Guerard, Kalina & Butkus  
310 S. County Farm Road, Suite H  
Wheaton, IL 60187  
[richguerard@wydp.com](mailto:richguerard@wydp.com)

Carol Webb, Hearing Officer  
Don Brown, Clerk of the Board  
Illinois Pollution Control Board  
North Grand Avenue East  
P.O. Box 19274  
Springfield, IL 62794-9274  
[Carol.webb@illinois.gov](mailto:Carol.webb@illinois.gov)  
[Don.brown@illinois.gov](mailto:Don.brown@illinois.gov)

McLean County Board  
c/o Kathy Michael, McLean County Clerk  
McLean County Government Center  
115 E. Washington Street, Room 102  
Bloomington, IL 61701  
[Kathy.michael@mcleancountyil.gov](mailto:Kathy.michael@mcleancountyil.gov)

Trevor Sierra  
Taylor A. Williams  
McLean County State's Attorney  
115 E. Washington St.  
Room 401  
Bloomington, IL 61702  
[trevor.sierra@mcleancountyil.gov](mailto:trevor.sierra@mcleancountyil.gov)  
[taylor.williams@mcleancountyil.gov](mailto:taylor.williams@mcleancountyil.gov)

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[dshifrin@polsinelli.com](mailto:dshifrin@polsinelli.com)

Sara L. Chamberlain  
Thompson Coburn, LLP  
One US Bank Plaza  
St. Louis, MO 63101-1693  
[schamberlain@thompsoncoburn.com](mailto:schamberlain@thompsoncoburn.com)



PLEASE TAKE NOTICE that I have today filed with the Office of the Clerk of the Pollution Control Board Republic's Hearing Exhibits and Certification of Hearing Exhibits, a copy of which is hereby served upon you.

Date: July 31, 2024

Republic Services, Inc., **Petitioner,**

By:                   /s/Lucas J. Hall                    
One of Its Attorneys

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that on July 31, 2024, a copy of the foregoing instrument was served on the below parties in this matter via email and the Clerk's Office On-Line e-file system. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct.

Richard M. Guerard, Attorney for LRS  
Guerard, Kalina & Butkus  
310 S. County Farm Road, Suite H  
Wheaton, IL 60187  
[richguerard@wydp.com](mailto:richguerard@wydp.com)

Carol Webb, Hearing Officer  
Don Brown, Clerk of the Board  
Illinois Pollution Control Board  
North Grand Avenue East  
P.O. Box 19274  
Springfield, IL 62794-9274  
[Carol.webb@illinois.gov](mailto:Carol.webb@illinois.gov)  
[Don.brown@illinois.gov](mailto:Don.brown@illinois.gov)

McLean County Board  
c/o Kathy Michael, McLean County Clerk  
McLean County Government Center  
115 E. Washington Street, Room 102  
Bloomington, IL 61701  
[Kathy.michael@mcleancountyil.gov](mailto:Kathy.michael@mcleancountyil.gov)

Sara L. Chamberlain  
Thompson Coburn, LLP  
One US Bank Plaza  
St. Louis, MO 63101-1693  
[schamberlain@thompsoncoburn.com](mailto:schamberlain@thompsoncoburn.com)

Trevor Sierra  
Taylor A. Williams  
McLean County State's Attorney  
115 E. Washington St.  
Room 401  
Bloomington, IL 61702  
[trevor.sierra@mcleancountyil.gov](mailto:trevor.sierra@mcleancountyil.gov)  
[taylor.williams@mcleancountyil.gov](mailto:taylor.williams@mcleancountyil.gov)

Stacy J. Stotts  
Polsinelli PC  
900 W. 48<sup>th</sup> Place, Suite 900  
Kansas City, MO 64112  
[sstotts@polsinelli.com](mailto:sstotts@polsinelli.com)

Dmitry Shifrin  
Polsinelli Law  
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