

1 AN ACT concerning education.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. Legislative findings.

5 (a) The Bethalto Community Unit School District No. 8,
6 Madison County, Illinois was the grantor of a quitclaim deed
7 for nonprofit purposes as approved by the General Assembly in
8 Public Act 90-71 to the Community Hope Center, Inc., in
9 Madison County, Illinois and recorded on October 3, 1997, in
10 Book 4171, Page 2127 in the Madison County Recorder's Office
11 in which the District retained a reversionary interest.

12 (b) The deed restrictions contained in the quitclaim deed
13 as established by the District and the General Assembly are no
14 longer necessary or effective for the marketable use of the
15 property, and it is in the best interest of the District and
16 the constituents it serves that the property be free and clear
17 of any and all restrictions set forth in the quitclaim deed and
18 Public Act 90-71.

19 (c) The District, by resolution on April 24, 2025,
20 released, withdrew, extinguished, and forgave all deed
21 restrictions and reversionary rights and privileges present in
22 the property that were not required or established by Public
23 Act 90-71, including, but not limited to, the tax-exempt
24 qualification requirement; the reversionary interest in the

1 event of abandonment, conveyance of any part or interest in
2 the property without the District's written approval; and the
3 District's written approval of any subsequent sale,
4 conveyance, or other transfer of any or any part of the
5 property or any interest therein. The resolution directed and
6 authorized the Superintendent or designee to record a copy of
7 the resolution with the Madison County Recorder's Office and
8 execute any additional and necessary documents to effectuate
9 that purpose.

10 Section 10. The legal description of the property in
11 Public Act 90-71 and affected by this Act is as follows:

12 A tract of land in the Northwest Quarter of the
13 Northwest Quarter of Section 2, Township 5 North, Range 9
14 West of the Third Principal Meridian, in Madison County,
15 Illinois, described as follows:

16 Beginning at a point 277.33 feet South and 16 1/2 feet
17 East of the Northwest corner of said Section 2; thence
18 Easterly on a line parallel to the North line of said
19 Section 2, a distance of 431.8 feet to a point; thence
20 South on a line parallel to the West line of said Section
21 2, a distance of 1121.07 feet to a point on the South line
22 of the Northwest Quarter of said Section 2; thence
23 Westerly along said South line, a distance of 431.8 feet
24 to a point 16 1/2 feet East on the West line of said

1 Section 2; thence North on a line parallel to the West line
2 of said Section 2, and 16 1/2 feet East thereof, a distance
3 of 1109.07 feet to the place of beginning.

4 also,

5 A strip of land 33.5 feet wide and 277.33 feet long in
6 the Northwest Quarter of the Northwest Quarter of Section
7 2, Township 5 North, Range 9 West of the Third Principal
8 Meridian, in Madison County, Illinois, more particularly
9 described as follows:

10 Beginning at a point on the North line of said Section
11 2, said point being 16.5 feet East of the Northwest corner
12 of said Section; thence South on a line parallel to the
13 West line of said Section 2, and 16 1/2 feet East thereof,
14 a distance of 277.33 feet to a point; thence East on a line
15 parallel to the North line of said Section 2, a distance of
16 33.5 feet to a point; thence North on a line parallel to
17 the West line of said Section 2, a distance of 277.33 feet
18 to a point on the North line of said Section; thence West
19 along the North line of said Section, a distance of 33.5
20 feet to the place of beginning.

21 Situated in the Township of Wood River, County of
22 Madison and State of Illinois.

23 PPN: 19-1-08-02-00-000-003

24 Section 15. "An Act concerning the conveyance of school

property", approved July 8, 1997, Public Act 90-71, is amended by changing Section 7 as follows:

(P.A. 90-71, Sec. 7)

Sec. 7. The secretary of the school board of Bethalto Community Unit School District No. 8, Madison County, Illinois shall prepare or cause to be prepared a quitclaim deed to release any and all interest in the real property and to release the covenant and condition previously recorded as a lien or other interest in or against the property. The secretary shall also record or cause to be recorded a certified copy of this Act. Each quitclaim deed shall reference this Act and the reversionary language being rescinded. All documents shall be recorded in Madison County, Illinois. ~~The conveyance authorized by this Act is subject to the following covenant and condition, which shall run with the land and be set forth in the quitclaim deed conveying the above described real estate: In the event the grantee named in the deed enters into any lease of or sells, conveys, or otherwise transfers all or any part of the above described real estate or any interest therein to any other person, partnership, association, corporation, or other entity, Bethalto Community Unit School District No. 8, Madison County, Illinois shall thereupon be entitled to receive, and Community Hope Center, Inc. shall be required to pay over to Bethalto Community Unit School District No. 8, Madison County, Illinois all rentals~~

1 ~~from time to time becoming due and payable under the terms of~~
2 ~~any such lease and all net proceeds resulting from any such~~
3 ~~sale, conveyance, or other transfer of all or any part of the~~
4 ~~above described real estate or any interest therein.~~

5 (Source: P.A. 90-71, eff. 7-8-97.)