



Rep. Amy Elik

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10400HB2155ham001

LRB104 11623 JRC 25800 a

1 AMENDMENT TO HOUSE BILL 2155

2 AMENDMENT NO. _____. Amend House Bill 2155 by replacing
3 everything after the enacting clause with the following:

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

1 Public Act 90-71.

2 (c) The District, by resolution on April 24, 2025,
3 released, withdrew, extinguished, and forgave all deed
4 restrictions and reversionary rights and privileges present in
5 the property that were not required or established by Public
6 Act 90-71, including, but not limited to, the tax-exempt
7 qualification requirement; the reversionary interest in the
8 event of abandonment, conveyance of any part or interest in
9 the property without the District's written approval; and the
10 District's written approval of any subsequent sale,
11 conveyance, or other transfer of any or any part of the
12 property or any interest therein. The resolution directed and
13 authorized the Superintendent or designee to record a copy of
14 the resolution with the Madison County Recorder's Office and
15 execute any additional and necessary documents to effectuate
16 that purpose.

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

19 A tract of land in the Northwest Quarter of the
20 Northwest Quarter of Section 2, Township 5 North, Range 9
21 West of the Third Principal Meridian, in Madison County,
22 Illinois, described as follows:

23 Beginning at a point 277.33 feet South and 16 1/2 feet
24 East of the Northwest corner of said Section 2; thence

1 Easterly on a line parallel to the North line of said
2 Section 2, a distance of 431.8 feet to a point; thence
3 South on a line parallel to the West line of said Section
4 2, a distance of 1121.07 feet to a point on the South line
5 of the Northwest Quarter of said Section 2; thence
6 Westerly along said South line, a distance of 431.8 feet
7 to a point 16 1/2 feet East on the West line of said
8 Section 2; thence North on a line parallel to the West line
9 of said Section 2, and 16 1/2 feet East thereof, a distance
10 of 1109.07 feet to the place of beginning.

11 also,

12 A strip of land 33.5 feet wide and 277.33 feet long in
13 the Northwest Quarter of the Northwest Quarter of Section
14 2, Township 5 North, Range 9 West of the Third Principal
15 Meridian, in Madison County, Illinois, more particularly
16 described as follows:

17 Beginning at a point on the North line of said Section
18 2, said point being 16.5 feet East of the Northwest corner
19 of said Section; thence South on a line parallel to the
20 West line of said Section 2, and 16 1/2 feet East thereof,
21 a distance of 277.33 feet to a point; thence East on a line
22 parallel to the North line of said Section 2, a distance of
23 33.5 feet to a point; thence North on a line parallel to
24 the West line of said Section 2, a distance of 277.33 feet
25 to a point on the North line of said Section; thence West
26 along the North line of said Section, a distance of 33.5

1 feet to the place of beginning.

2 Situated in the Township of Wood River, County of
3 Madison and State of Illinois.

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

5 Section 15. "An Act concerning the conveyance of school
6 property", approved July 8, 1997, Public Act 90-71, is amended
7 by changing Section 7 as follows:

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

9 Sec. 7. The secretary of the school board of Bethalto
10 Community Unit School District No. 8, Madison County, Illinois
11 shall prepare or cause to be prepared a quitclaim deed to
12 release any and all interest in the real property and to
13 release the covenant and condition previously recorded as a
14 lien or other interest in or against the property. The
15 secretary shall also record or cause to be recorded a
16 certified copy of this Act. Each quitclaim deed shall
17 reference this Act and the reversionary language being
18 rescinded. All documents shall be recorded in Madison County,
19 Illinois. The conveyance authorized by this Act is subject to
20 the following covenant and condition, which shall run with the
21 land and be set forth in the quitclaim deed conveying the above
22 described real estate: In the event the grantee named in the
23 deed enters into any lease of or sells, conveys, or otherwise

1 ~~transfers all or any part of the above described real estate or~~
2 ~~any interest therein to any other person, partnership,~~
3 ~~association, corporation, or other entity, Bethalto Community~~
4 ~~Unit School District No. 8, Madison County, Illinois shall~~
5 ~~thereupon be entitled to receive, and Community Hope Center,~~
6 ~~Inc. shall be required to pay over to Bethalto Community Unit~~
7 ~~School District No. 8, Madison County, Illinois all rentals~~
8 ~~from time to time becoming due and payable under the terms of~~
9 ~~any such lease and all net proceeds resulting from any such~~
10 ~~sale, conveyance, or other transfer of all or any part of the~~
11 ~~above described real estate or any interest therein.~~

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