

HB1461



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB1461

Introduced 1/28/2025, by Rep. Norine K. Hammond

SYNOPSIS AS INTRODUCED:

Authorizes the Director of Natural Resources, on behalf of the State of Illinois, to execute and deliver a permanent easement to real property located in Fulton County to KSS Conservation Partners, LLC. Effective immediately.

LRB104 03241 JRC 13263 b

A BILL FOR

1 AN ACT concerning civil law.

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

4 Section 5. Upon the payment of the sum of \$1.00 to the
5 State of Illinois, the Director of the Department of Natural
6 Resources is authorized to convey a permanent easement to the
7 KSS Conservation Partners, LLC that is a 20 feet wide
8 ingress-egress easement from public right of way of Banner
9 Dike Road to Senate Island more particularly described as
10 follows:

11 CENTERLINE LEGAL DESCRIPTION OF 20 FEET
12 WIDE INGRESS-EGRESS EASEMENT FROM PUBLIC RIGHT
13 OF WAY OF BANNER DIKE ROAD TO SENATE ISLAND
14 SEGMENT "A"

15 A PART OF SECTION 2 AND SECTION 3, TOWNSHIP - 5 - NORTH, RANGE
16 - 5 - EAST OF THE FOURTH PRINCIPAL MERIDIAN AND A PART OF
17 SECTION 25, SECTION 26, AND SECTION 35, TOWNSHIP - 6 - NORTH,
18 RANGE - 5 - EAST OF THE FOURTH PRINCIPAL MERIDIAN, FULTON
19 COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS
20 FOLLOWS:

21 COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP
22 - 5 - NORTH, RANGE - 5 - EAST OF THE FOURTH PRINCIPAL MERIDIAN;
23 THENCE SOUTH 88 DEGREES 37 MINUTES 47 SECONDS EAST, ALONG THE
24 SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 2627.33 FEET, TO

1 THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP - 5 - NORTH, RANGE
2 - 5 - EAST OF THE FOURTH PRINCIPAL MERIDIAN; THENCE SOUTH 89
3 DEGREES 34 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF THE
4 SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2637.75
5 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE
6 SOUTH 89 DEGREES 34 MINUTES 46 SECONDS EAST ALONG THE SOUTH
7 LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF
8 2636.24 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 4;
9 THENCE NORTH 75 DEGREES 29 MINUTES 01 SECONDS EAST TO THE
10 CENTERLINE POINT - OF - BEGINNING OF THE 20 FOOT WIDE INGRESS -
11 EGRESS EASEMENT TO BE DESCRIBED, SAID POINT ALSO BEING A POINT
12 AT THE PROPERTY LINE OF SENATE ISLAND AS DESCRIBED IN WARRANTY
13 DEED DOCUMENT NUMBER 2305419 RECORDED IN THE FULTON COUNTY
14 RECORDER OF DEEDS OFFICE, AND THE CENTERLINE OF AN EXISTING
15 ACCESS ROAD. (THE FOLLOWING COURSES ARE ALONG AN EXISTING
16 ACCESS ROAD FROM SENATE ISLAND TO THE PUBLIC RIGHT OF WAY OF
17 BANNER DIKE ROAD)
18 FROM THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 59
19 MINUTES 51 SECONDS WEST, A DISTANCE OF 74.18 FEET; THENCE
20 NORTH 19 DEGREES 53 MINUTES 59 SECONDS WEST, A DISTANCE OF
21 34.06 FEET, THENCE NORTH 23 DEGREES 43 MINUTES 13 SECONDS
22 WEST, A DISTANCE OF 50.85 FEET; THENCE NORTH 39 DEGREES 56
23 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.21 FEET;
24 THENCE NORTH 43 DEGREES 45 MINUTES 29 SECONDS EAST, A DISTANCE
25 OF 113.75 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 06 SECONDS
26 EAST, A DISTANCE OF

1 97.86 FEET; THENCE NORTH 34 DEGREES 22 MINUTES 58 SECONDS
2 EAST, A DISTANCE OF 211.59 FEET; THENCE NORTH 43 DEGREES 20
3 MINUTES 33 SECONDS EAST, A DISTANCE OF 244.73 FEET; THENCE
4 NORTH 30 DEGREES 49 MINUTES 50 SECONDS EAST, A DISTANCE OF
5 333.94 FEET; THENCE NORTH 26 DEGREES 42 MINUTES 38 SECONDS
6 EAST, A DISTANCE OF 210.92 FEET; THENCE NORTH 45 DEGREES 27
7 MINUTES 59 SECONDS EAST, A DISTANCE OF 51.86 FEET; THENCE
8 NORTH 60 DEGREES 50 MINUTES 09 SECONDS EAST, A DISTANCE OF
9 85.19 FEET; THENCE NORTH 45 DEGREES 42 MINUTES 19 SECONDS
10 EAST, A DISTANCE OF 81.27 FEET; THENCE NORTH 16 DEGREES 39
11 MINUTES 24 SECONDS EAST, A DISTANCE OF 109.36 FEET; THENCE
12 NORTH 26 DEGREES 30 MINUTES 16 SECONDS EAST, A DISTANCE OF
13 187.63 FEET; THENCE NORTH 31 DEGREES 18 MINUTES 49 SECONDS
14 EAST, A DISTANCE OF 199.32 FEET; THENCE NORTH 27 DEGREES 23
15 MINUTES 21 SECONDS EAST, A DISTANCE OF 149.42 FEET; THENCE
16 NORTH 36 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF
17 138.40 FEET; THENCE NORTH 23 DEGREES 46 MINUTES 03 SECONDS
18 EAST, A DISTANCE OF 282.38 FEET; THENCE NORTH 25 DEGREES 52
19 MINUTES 04 SECONDS EAST, A DISTANCE OF 262.18 FEET; THENCE
20 NORTH 34 DEGREES 43 MINUTES 43 SECONDS EAST, A DISTANCE OF
21 108.32 FEET; THENCE NORTH 09 DEGREES 45 MINUTES 31 SECONDS
22 EAST, A DISTANCE OF 93.54 FEET; THENCE NORTH 14 DEGREES 26
23 MINUTES 30 SECONDS WEST, A DISTANCE OF 119.03 FEET; THENCE
24 NORTH 03 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF
25 196.79 FEET; THENCE NORTH 05 DEGREES 19 MINUTES 30 SECONDS
26 EAST, A DISTANCE OF 85.93 FEET; THENCE NORTH 21 DEGREES 58

1 MINUTES 00 SECONDS EAST, A DISTANCE OF 34.30 FEET; THENCE
2 NORTH 37 DEGREES 57 MINUTES 24 SECONDS EAST, A DISTANCE OF
3 79.31 FEET; THENCE NORTH 36 DEGREES 50 MINUTES 07 SECONDS
4 EAST, A DISTANCE OF 102.50 FEET TO POINT "B", SAID POINT BEING
5 THE POINT - OF - BEGINNING FOR "SEGMENT B"; THENCE NORTH 52
6 DEGREES 04 MINUTES 19 SECONDS EAST, A DISTANCE OF 117.61 FEET;
7 THENCE NORTH 30 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE
8 OF 101.55 FEET; THENCE NORTH 33 DEGREES 45 MINUTES 04 SECONDS
9 EAST, A DISTANCE OF 121.73 FEET; THENCE NORTH 06 DEGREES 53
10 MINUTES 48 SECONDS EAST, A DISTANCE OF 199.92 FEET; THENCE
11 NORTH 00 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF
12 230.09 FEET; THENCE NORTH 09 DEGREES 29 MINUTES 36 SECONDS
13 WEST, A DISTANCE OF 70.55 FEET; THENCE NORTH 02 DEGREES 41
14 MINUTES 05 SECONDS WEST, A DISTANCE OF 211.42 FEET; THENCE
15 NORTH 10 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF
16 89.94 FEET; THENCE NORTH 16 DEGREES 19 MINUTES 18 SECONDS
17 WEST, A DISTANCE OF 132.33 FEET; THENCE NORTH 11 DEGREES 12
18 MINUTES 48 SECONDS WEST, A DISTANCE OF 175.79 FEET; THENCE
19 NORTH 06 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF
20 255.61 FEET; THENCE NORTH 01 DEGREES 19 MINUTES 46 SECONDS
21 EAST, A DISTANCE OF 145.29 FEET; THENCE NORTH 02 DEGREES 53
22 MINUTES 02 SECONDS EAST, A DISTANCE OF 184.64 FEET; THENCE
23 NORTH 06 DEGREES 41 MINUTES 56 SECONDS EAST, A DISTANCE OF
24 86.78 FEET; THENCE NORTH 07 DEGREES 48 MINUTES 33 SECONDS
25 EAST, A DISTANCE OF 147.91 FEET; THENCE NORTH 16 DEGREES 59
26 MINUTES 21 SECONDS EAST, A DISTANCE OF 216.39 FEET; THENCE

1 NORTH 22 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF
2 196.55 FEET; THENCE NORTH 27 DEGREES 09 MINUTES 05 SECONDS
3 EAST, A DISTANCE OF 164.19 FEET; THENCE NORTH 40 DEGREES 50
4 MINUTES 25 SECONDS EAST, A DISTANCE OF 78.71 FEET; THENCE
5 NORTH 44 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF
6 177.30 FEET; THENCE NORTH 36 DEGREES 27 MINUTES 35 SECONDS
7 EAST, A DISTANCE OF 124.52 FEET; THENCE NORTH 28 DEGREES 11
8 MINUTES 17 SECONDS EAST, A DISTANCE OF 189.87 FEET; THENCE
9 NORTH 36 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF
10 80.36 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 23 SECONDS
11 EAST, A DISTANCE OF 71.72 FEET; THENCE NORTH 67 DEGREES 59
12 MINUTES 38 SECONDS EAST, A DISTANCE OF 93.07 FEET; THENCE
13 NORTH 73 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF
14 598.47 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 30 SECONDS
15 EAST, A DISTANCE OF 95.74 FEET; THENCE NORTH 59 DEGREES 38
16 MINUTES 27 SECONDS EAST, A DISTANCE OF 99.47 FEET; THENCE
17 NORTH 56 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF
18 163.65 FEET; THENCE NORTH 53 DEGREES 52 MINUTES 34 SECONDS
19 EAST, A DISTANCE OF 174.60 FEET; THENCE NORTH 48 DEGREES 44
20 MINUTES 02 SECONDS EAST, A DISTANCE OF 111.13 FEET; THENCE
21 NORTH 40 DEGREES 45 MINUTES 17 SECONDS EAST, A DISTANCE OF
22 568.64 FEET; THENCE NORTH 26 DEGREES 04 MINUTES 17 SECONDS
23 EAST, A DISTANCE OF 292.48 FEET; THENCE NORTH 17 DEGREES 16
24 MINUTES 38 SECONDS EAST, A DISTANCE OF 62.00 FEET; THENCE
25 NORTH 22 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF
26 284.81 FEET; THENCE NORTH 29 DEGREES 34 MINUTES 26 SECONDS

1 EAST, A DISTANCE OF 213.73 FEET; THENCE NORTH 24 DEGREES 24
2 MINUTES 09 SECONDS EAST, A DISTANCE OF 193.90 FEET; THENCE
3 NORTH 30 DEGREES 40 MINUTES 56 SECONDS EAST, A DISTANCE OF
4 68.74 FEET; THENCE NORTH 36 DEGREES 19 MINUTES 49 SECONDS
5 EAST, A DISTANCE OF 153.91 FEET; THENCE NORTH 47 DEGREES 00
6 MINUTES 56 SECONDS EAST, A DISTANCE OF 58.10 FEET; THENCE
7 NORTH 56 DEGREES 52 MINUTES 00 SECONDS EAST, A DISTANCE OF
8 123.69 FEET; THENCE NORTH 46 DEGREES 05 MINUTES 43 SECONDS
9 EAST, A DISTANCE OF 72.40 FEET; THENCE NORTH 30 DEGREES 29
10 MINUTES 26 SECONDS EAST, A DISTANCE OF 243.65 FEET; THENCE
11 NORTH 26 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF
12 113.72 FEET; THENCE NORTH 29 DEGREES 20 MINUTES 49 SECONDS
13 EAST, A DISTANCE OF 239.48 FEET; THENCE NORTH 32 DEGREES 54
14 MINUTES 00 SECONDS EAST, A DISTANCE OF 116.29 FEET; THENCE
15 NORTH 37 DEGREES 12 MINUTES 15 SECONDS EAST, A DISTANCE OF
16 159.86 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 49 SECONDS
17 EAST, A DISTANCE OF 124.14 FEET; THENCE NORTH 33 DEGREES 26
18 MINUTES 07 SECONDS EAST, A DISTANCE OF 174.07 FEET; THENCE
19 NORTH 29 DEGREES 54 MINUTES 23 SECONDS EAST, A DISTANCE OF
20 148.62 FEET; THENCE NORTH 28 DEGREES 07 MINUTES 53 SECONDS
21 EAST, A DISTANCE OF 201.13 FEET; THENCE NORTH 38 DEGREES 07
22 MINUTES 21 SECONDS EAST, A DISTANCE OF 40.61 FEET; THENCE
23 NORTH 53 DEGREES 42 MINUTES 48 SECONDS EAST, A DISTANCE OF
24 56.28 FEET; THENCE NORTH 47 DEGREES 25 MINUTES 37 SECONDS
25 EAST, A DISTANCE OF 75.19 FEET; THENCE NORTH 33 DEGREES 51
26 MINUTES 21 SECONDS EAST, A DISTANCE OF 850.50 FEET; THENCE

1 NORTH 33 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF
2 340.66 FEET; THENCE NORTH 36 DEGREES 55 MINUTES 13 SECONDS
3 EAST, A DISTANCE OF 55.86 FEET; THENCE NORTH 48 DEGREES 41
4 MINUTES 18 SECONDS EAST, A DISTANCE OF 269.13 FEET; THENCE
5 NORTH 53 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF
6 353.34 FEET; THENCE NORTH 59 DEGREES 07 MINUTES 46 SECONDS
7 EAST, A DISTANCE OF 298.39 FEET; THENCE NORTH 53 DEGREES 57
8 MINUTES 26 SECONDS EAST, A DISTANCE OF 290.34 FEET; THENCE
9 NORTH 49 DEGREES 01 MINUTES 13 SECONDS EAST, A DISTANCE OF
10 298.89 FEET; THENCE NORTH 42 DEGREES 53 MINUTES 46 SECONDS
11 EAST, A DISTANCE OF 243.30 FEET; THENCE NORTH 37 DEGREES 29
12 MINUTES 48 SECONDS EAST, A DISTANCE OF 452.13 FEET; THENCE
13 NORTH 21 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF
14 95.17 FEET TO THE POINT - OF - TERMINUS BEING A POINT ON THE
15 PUBLIC RIGHT OF WAY OF BANNER DIKE ROAD.

16 SEGMENT "B"

17 A PART OF SECTION 2, TOWNSHIP - 5 - NORTH, RANGE - 5 - EAST OF
18 THE FOURTH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS, BEING
19 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20 COMMENCING AT SAID POINT "B" AS THE CENTERLINE POINT - OF -
21 BEGINNING TO THE 20 FOOT WIDE INGRESS - EGRESS EASEMENT TO BE
22 DESCRIBED; THENCE SOUTH 19 DEGREES 02 MINUTES 25 SECONDS EAST,
23 A DISTANCE OF 49.69 FEET; THENCE SOUTH 71 DEGREES 39 MINUTES 03
24 SECONDS EAST, A DISTANCE OF 118.98 FEET; THENCE SOUTH 58
25 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 151.33;

1 THENCE SOUTH 40 DEGREES 30 MINUTES 31 SECONDS EAST, A DISTANCE
2 OF 61.47 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 39 SECONDS
3 EAST, A DISTANCE OF 99.13 FEET TO THE POINT - OF - TERMINUS
4 BEING A SAID POINT ALSO BEING A POINT AT THE PROPERTY LINE OF
5 SENATE ISLAND AS DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER
6 2305419 RECORDED IN THE FULTON COUNTY RECORDER OF DEEDS
7 OFFICE, AND THE CENTERLINE OF THE EXISTING ACCESS ROAD.

8 Section 900. The Director of the Department of Natural
9 Resources shall obtain a certified copy of this Act within 60
10 days after the Act becoming law and record the Act in the
11 Recorder's Office of Fulton County, Illinois.

12 Section 999. Effective date. This Act takes effect upon
13 becoming law.