

HB3740



104TH GENERAL ASSEMBLY

State of Illinois

2025 and 2026

HB3740

Introduced 2/18/2025, by Rep. Travis Weaver

SYNOPSIS AS INTRODUCED:

Authorizes an exchange of real property in Peoria County between the Director of the Department of Natural Resources and Thomas E. Heinz and Andrea L. Heinz. Effective immediately.

LRB104 10954 JRC 21036 b

A BILL FOR

1 AN ACT concerning real property.

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

4 Section 5. Exchange of property. The Director of the
5 Department of Natural Resources, on behalf of the State of
6 Illinois, is authorized to exchange certain real property in
7 Peoria County, Illinois, with Thomas E. Heinz and Andrea L.
8 Heinz. The property being exchanged is referred to as Parcel 1
9 owned by the State and Parcel 2 owned by Thomas E. Heinz and
10 Andrea L. Heinz. The parcels are specifically described as
11 follows:

12 PARCEL 1:

13 A part of the Southeast Quarter of Section Twenty-six
14 (26), Township Ten (10) North, Range Six (6) East of the
15 Fourth Principal Meridian, Peoria County, Illinois, more
16 particularly described as follows:

17 Commencing at the Southeast corner of the Southeast
18 Quarter of Section Twenty-six (26); thence South
19 89°-45'-18" West (bearings are based on the Illinois State
20 Plane Coordinate System, NAD83, West Zone 1202), along the
21 South line of the Southeast Quarter of said Section 26,
22 643.50 feet to the point of beginning of the tract to be
23 described; from the point of beginning, thence South

1 89°-45'-18" West, 68.99 feet to the Northwest corner of a
2 0.713 acre tract; thence North 00°-14'-42" West, 30.00
3 feet; thence North 68°-19'-33" East, 133.12 feet; thence
4 South 34°-41'-18" West, 95.92 feet to the point of
5 beginning. Said tract containing 0.105 acre more or less.

6 PARCEL 2:

7 A part of the Southeast Quarter of Section Twenty-six
8 (26), Township Ten (10) North, Range Six (6) East of the
9 Fourth Principal Meridian, Peoria County, Illinois, more
10 particularly described as follows:

11 Commencing at the Southeast corner of the Southeast
12 Quarter of said Section Twenty-six (26); thence South
13 89°-45'-18" West (bearings are based on the Illinois State
14 Plane Coordinate System, NAD83, West Zone 1202), along the
15 South line of the Southeast Quarter of said Section 26,
16 643.50 feet; thence North 34°-41'-18" East, 95.92 feet to
17 the point of beginning of the tract to be described: from
18 the point of beginning, thence continuing North
19 34°-41'-18" East, 107.83 feet to the West line of the
20 former Jubilee to Kickapoo Road; thence North 89°-45'-18"
21 East, 34.24 feet to the centerline of said former Jubilee
22 to Kickapoo Road; thence South 15°-43'-39" East along said
23 centerline, 47.48 feet; thence South 68°-19'-33" West,
24 116.73 feet to the point of beginning; said tract
25 containing 0.098 acre more or less.

1 Section 10. Consideration. The consideration for this
2 exchange is that each party receives one of the parcels of real
3 property in the exchange for the other that has mutual
4 advantages for both parties. Each party is responsible for any
5 and all title costs associated with the property each
6 receives. Each party shall execute and deliver to the other
7 party a quitclaim deed to the parcel that each is receiving in
8 the exchange.

9 Section 15. The conveyance of Parcel 1 as authorized by
10 Section 5 is made subject to existing public utilities,
11 existing public roads, and any and all reservations,
12 easements, encumbrances, covenants, and restrictions of
13 record.

14 Section 20. Filing of title documents. The Director of the
15 Department of Natural Resources shall obtain a certified copy
16 of the portions of this Act containing the title, the enacting
17 clause, the effective date, Section 5 containing the land
18 descriptions of the property to be exchanged, and this Section
19 within 60 days after its effective date and shall record the
20 certified document in the Recorder's Office in the county in
21 which the land is located.

22 Section 99. Effective date. This Act takes effect upon
23 becoming law.