

SMRT



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 • www.hampshireil.org

Zoning Review Application

Date: July 24, 2023

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- Variance*
- Special Use Permit*
- Rezoning from E-1 District to O-M District (ex. M1 to M2)*
- Annexation
- Subdivision - Concept Plan Review
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: _____

*requires a 15-30 day public notice period

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Light Real Estate by Daniel Light Email: lightfarms@aol.com
Address: 104 S. Wynstone Park Drive North Barrington, IL 60010 Phone: 847-381-9080

CONTACT PERSON (If different from Applicant)

Name: Ernie Piron Email: ernie@lbandersen.com
Address: 104 S. Wynstone Park Drive North Barrington, IL 60010 Phone: 847-381-9080

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application.

IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

YES NO

If the Applicant and/or owner of the subject property is a Trustee of a land trust or

beneficiaries of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto.

PART II. PROPERTY INFORMATION

Name of Development (if any): Small Property - Owner: MTS-1424; Chicago Title Land Trust
Address: 45W585 US Highway 20 Hampshire, IL. 60140
Parcel Number(s): 01-02-300-008, 01-02-300-017, 01-02-400-012
Total Area (acres): 112 Acres
Legal Description: must be attached to this application
Fire Protection District: Hampshire
School District: District 300
Library District: Ella Johnson Library
Park District: Hampshire
Township: Hampshire
Current Zoning District: PLD Kane County

Current Use:

Farm land - 0021, 01-02-300-017
Home site Dwelling - 0011, 01-02-300-008, 01-02-400-012
Vacant Land

Proposed Zoning/Variance/Use:

O-M, Logistics, Warehousing
Special use - See Attached
O-M - Proposed Zoning
Logistics, Warehousing - Proposed Land

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village
Develop property for warehouse logistics use

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer's Agreement (Attachment A)
- Deposit/Fee \$ 40,000.00
(see Village Ordinances and Requirements section)
- Proof of Ownership or Option
- Legal Description of Property - Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)
(see Attachment C for an example notification letter)
- Concept Plan - see Subdivision Regulations for more information
- Preliminary Plan - see Subdivision Regulations for more information
- Final Plan - see Subdivision Regulations for more information
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Soil & Water Conservation District Land Use Opinion - See Kane-DuPage SWCD webpage
- Other Special use request; see next page

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, Daniel B. Light, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.


Signature

7/24/23
Date



PHONE: (847) 381-9080

FAX: (847) 381-9089

104 S. WYNSTONE PARK DRIVE, NORTH BARRINGTON, IL 60010

Petitioner requests the following special uses:

1. Pursuant to the special use that provides as follows:

“Other manufacturing, processing, and storage uses determined by the Planning and Zoning Commission to be of the same general character as the uses allowable in this section, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare, or heat.”

Petitioner requests as a special use the Village to specify that all storage of property including trailers shall not be required to be located in completely enclosed buildings or structures.

2. Building materials sales and storage.
3. Cartage and express facilities.
4. Electrical, lighting, and wiring equipment.
5. Food manufacture, packaging, and processing.
6. Ground mounted Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.
7. Planned developments.



SINCE 1921...SPECIALISTS IN SALE OF FARMS, ESTATES, AND VACANT LAND FOR INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL DEVELOPMENT

Standard Required Documentation

	Variance	Special Use Permit	Rezoning	Annexation	Concept Plan	Preliminary Plan	Final Plan	Other
Application	X	X	X	X	X	X	X	X
Deposit	X	X	X	X	X			X
Developer's Agreement	X	X	X	X	X			X
Proof of Ownership or Option	X	X	X	X		X		X
Legal Description - Plat of Survey	X	X	X	X		X		X
List of Property Owners	X*	X	X			X		
Architectural Elevations	X	X				X		
Petition for Annexation				X				
Plat of Annexation				X				
Site Plan	X	X	X	X		X		X
Landscape Plan		X				X	X	X
Conservation District Land Use Opinion	X*	X	X	X		X		
Concept Plan					X			
Preliminary Plan						X		
Final Plan							X	

*Not required for variances strictly for signage

**Attachment A - Developer's Agreement
Developer's Agreement with Respect to Development Fees and Deposits**

The undersigned Developer acknowledges that he/she/it has filed a ZONING REVIEW APPLICATION with the Village, requesting Annexation, OM Zoning & Speical uses and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request. The Developer agrees to be bound by the terms of the Village Code in this regard.

The Developer also is required to, and hereby does, submit a fee or deposit, to be held by the Village to secure reimbursement of such funds as applicable, in accordance with the current schedule of fees and deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of fees and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer. Any interest earned on funds on deposit shall accrue to the Village.

By:


Signature

7/24/23
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

Signature

Date

This form must be executed and accompany all Development Applications. No Application will be accepted or processed without this completed form.

**Attachment B - Affidavit of Notification
Affidavit of Notification to Neighboring Property Owners**

To: Village of Hampshire 234 S. State Street Hampshire, IL 60140

From: Light Real Estate

Date: 7/24/23

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition.

The property is located at 43W223 US Highway 20 Hampshire, IL 60140 and 43W223 US Highway 20 Hampshire, IL 60140 _____

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>SEE ATTACHED</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attached additional sheets, if necessary.

By: Daniel B. Light
Name

Daniel B. Light
Signature

Attachment C - Example Notification Letter
DO NOT RETURN THIS TO THE VILLAGE -
FOR YOUR USE IN DRAFTING LETTERS

Every applicant for rezoning, special use, and/or variance, is required to notify neighboring property owners within two-hundred fifty feet (250') of the property for the proposed zoning relief. Applicants should provide the neighboring property owners with a brief description of the proposed project and a copy of the development plan to help neighboring property owners better understand what is being proposed in their neighborhood (On Applicant's Letterhead)

EXAMPLE OF NOTIFICATION / INFORMATION LETTER

Dear Neighbor:

(Applicant Name) has submitted an application to the Village of Hampshire for (type of application) to allow (describe project, use of land, number of units, etc.) on the property located at South of Dietrich Road/North of I-90. A copy of the site plan is enclosed for your information.

The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any concerns or questions about the proposed development of the property, you are encouraged to call (contact for the Applicant) at (Contact's telephone number). You will also have an opportunity to comment about the proposed development at the Hampshire Planning and Zoning Commission meeting scheduled for (Date of Planning and Zoning Commission meeting) at 7:00 p.m.

Sincerely, (Applicant)



Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 www.hampshireill.org

Petition for Annexation

Date: 7/24/23

TO THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS

The undersigned petitioners,

Name	Address	E-Mail-Address
<u>Daniel B. Light</u>	<u>104 S. Wynstone Park Drive North Barrington, IL. 60010</u>	<u>emie@bandersen.com</u>
_____	_____	_____
_____	_____	_____

who are the owners of record of all the land hereinafter described, together with at least 51% of the electors residing upon the hereinafter described premises, as listed here

Name	Address	E-Mail-Address
_____	_____	_____
_____	_____	_____
_____	_____	_____

respectfully request that the said premises, which has 0 number of dwelling structures located thereon, be annexed to the Village of Hampshire, Illinois.

Land to be Annexed

Property Index #	Address	Township	Fire District	School District
<u>01-02-300-008</u>	_____	<u>Hampshire</u>	<u>Hampshire</u>	<u>District 300</u>
<u>01-02-300-017</u>	_____	<u>Hampshire</u>	<u>Hampshire</u>	<u>District 300</u>
<u>01-02-400-012</u>	_____	<u>Hampshire</u>	<u>Hampshire</u>	<u>District 300</u>

ATTACH the legal description (s) of all territory included in this Petition for Annexation.

ATTACH additional pages as necessary to include all required information.

The undersigned further state(s) that the above-described territory and every portion thereof is not presently within the corporate limits of any municipality, and is contiguous to the Village of Hampshire, Kane County, Illinois.

This petition is filed pursuant to Chapter 65, Cities and Villages, Section 7-1-1, et seq., of the Compiled Statutes of the State of Illinois.

By:

DANIEL B. LIGHT

Name



Signature

Name

Signature

Name

Signature

For each signature, be sure to include the necessary Notary clause / signature and seal provided on the next page.

Ernie Pirron

From: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Sent: Monday, January 23, 2023 5:02 PM
To: Ernie Pirron
Cc: Suerth, John @ Chicago Suburban
Subject: RE: LB Andersen Packet Review

Hi Ernie,

Please see attached, this is from McHenry County Gis.



The two that are very close to 250' but I don't think they are per the above given it looks like the 250' stops in the middle of Sunflower Ln.

Additional two we might want to notify just to be safe:

- 11903 Sunflower Ln, Huntley, IL 60142 | 17-35-327-011
 - John J Lynne C Kern
- 11911 Sunflower Ln, Huntley, IL 60142 | 17-35-327-012
 - Roland Nicole Fleck

Jimmy Kowalczyk
Vice President
CBRE | Advisory & Transaction Services
Industrial & Logistics
700 Commerce Dr, Suite 450 | Oak Brook, IL 60523
T +1 630 368 5548 | C +1 317 682 8511
jimmy.kowalczyk@cbre.com

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Follow CBRE: [CBRE.com](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#) | [Facebook](#) | [Weibo](#) | [WeChat](#)

From: Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Sent: Friday, December 30, 2022 12:36 PM
To: Ernie Pirron <ernie@lhandersen.com>
Cc: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Subject: FW: LB Andersen Packet Review

Ernie:
We'll have to identify/list the adjacent parcels for the 38 acre site!

John Suerth SIOR | Executive Vice President
CBRE | Advisory & Transaction Services
Industrial Logistics
700 Commerce Dr, Suite #450 | Oak Brook, IL 60523
T 847 706 4929 | F 847 706 4959
john.suerth@cbre.com | www.cbre.com/john.suerth

From: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Sent: Friday, December 30, 2022 12:35 PM
To: Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Subject: FW: LB Andersen Packet Review

Jimmy Kowalczyk
Vice President
CBRE | Advisory & Transaction Services
Industrial & Logistics
700 Commerce Dr, Suite 450 | Oak Brook, IL 60523
T +1 630 368 5548 | C +1 847 682 8511
jimmy.kowalczyk@cbre.com

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From: Kowalczyk, Jimmy @ Chicago Suburban
Sent: Wednesday, October 12, 2022 4:57 PM
To: Ernie Pirron <ernie@lhandersen.com>; Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Subject: RE: LB Andersen Packet Review

Ernie,

Please see below for the lists of neighbors within 250' of both sites north of I-90.

Northern Parcels Neighbors (north of Dietrich)

KANE COUNTY PARCLES

- One Hawk Rd, Hampshire | 01-02-100-012

o Combined Metals of Chicago LLC - Robert Rollbeck

o One Hawk Rd, Hampshire | 01-02-105-002

o Combined Metals of Chicago LLC - Robert Rollbeck

o Arrowhead Dr, Hampshire | 01-02-152-006

o Arrowhead Dr, Hampshire | 01-02-152-005

o Arrowhead Dr, Hampshire | 01-02-152-005

o Arrowhead Dr, Hampshire | 01-02-152-005

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o Arrowhead Dr, Hampshire | 01-02-152-005

o Arrowhead Dr, Hampshire | 01-02-152-005

o Arrowhead Dr, Hampshire | 01-02-152-005

o Arrowhead Dr, Hampshire | 01-02-152-005

Southern Parcels Neighbors (south of Dietrich / North of I-90)

ALL KANE COUNTY PARCELS

o 19N430 US Route 20, Hampshire | 01-02-300-001

o HPT TA Properties LLC - Travel Centers of America 24601 Center Ridge Rd, West Lake, OH 44145

o No site address | 01-02-100-004

o Agree Convenience #1 LLC - Thortons LLC 2600 James Thornton Way, Louisville, KY 40245

o No site address | 01-02-100-013

o Agree Convenience #1 LLC - Thortons LLC 2600 James Thornton Way, Louisville, KY 40245

o No site address | 01-02-153-006

o Ripple Creek Inv of Chicago LLC - PO Box 144, Lafox, IL 60147

o No site address | 01-02-100-006

o SMART, Michael R Dynasty TR, Trustee - 4N671 IL Route 59, Bartlett

o No site address | 01-02-200-005

o Watermann, Patricia L & David R, REVOC Trusts - 45W254 Dietrich Rd, Hampshire

o 45W254 Dietrich Rd, Hampshire | 01-02-200-005

o Dennis, Mark & Anna - Mark A & Anna A Dennis - 45W254 Dietrich Rd, Hampshire

o 45W169 Dietrich Dr, Hampshire | 01-02-400-010

o Bekka, Roger & Sharon - 45W169 Dietrich Rd, Hampshire

o No site address | 01-02-400-005

o WHEELING TRUST & SAVINGS BANK, TRUSTEE, TRUST: TR # C740076341 CHICAGO TITLE LAND TRUST

COMPANY 10 S LASALLE ST STE 2750 CHICAGO, IL, 60603-1108



Chicago Title Land Trust Company

FOR A TRUSTEE'S DEED, PLEASE USE THE DIRECTION TO CONVEY FORM.

LETTER OF DIRECTION

DATE: July 24, 2023

NOTE: An extra copy of each document to be signed should be included for the Trustee.

TRUSTEE: You are hereby authorized and directed to execute the following described document(s) in your capacity as Trustee under your Trust No. HTB-1464 dated April 8, 2004

DESCRIPTION OF DOCUMENT(S):

Annexation Petition to Village of Hampshire consisting of 3 pages (attached)

Address of Property: The Shireland Property (SMRT Property)

Issue Letter to Pay Proceeds to: N/A

Will Be Picked Up By: Phone Number: 847-304-4848

OR

Mail To: Wade B. Light, 104 S. Wynstone Park Drive, N. Barrington, IL 60010

If the beneficial interest is assigned as collateral, the Collateral Assignee MUST authorize this Direction.

Name of Lender (please note successor information if applicable)

By:

Its: Title

Signature of Beneficiary/Power of Direction Holder

Signature of Beneficiary/Power of Direction Holder

Signature of Beneficiary/Power of Direction Holder

Signature of Beneficiary/Power of Direction Holder

State of Illinois)

SS

County of Lake)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Daniel B. Light

is/are personally known to me to be the same person(s) whose name is subscribed to this instrument appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act.

Given under my hand and Notary Seal this 24th day of July, 2023.

Notary Public signature

Rev.12/2016





Village of Hampshire

234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 www.hampshireil.org

Petition for Annexation

Date: July 24, 2023

TO THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS The undersigned petitioners,

Name	Address	E-Mail-Address
Chicago Title Land Trust Company as Successor Land Trust Under Trust Number HTB-1464	1701 Golf Road 1-102 Rolling Meadows, IL 60008	Gregory.Kasprzyk@ctt.com

Daniel B. Light	104 S. Wynstone Park Drive, N. Barrington, IL 60010	ernie@lbandersen.com
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who are the owners of record of all the land hereinafter described, together with at least 51% of the electors residing upon the hereinafter described premises, as listed here

Name	Address	E-Mail-Address
None	_____	_____
_____	_____	_____
_____	_____	_____

respectfully request that the said premises, which has 0 number of dwelling structures located thereon, be annexed subject to mutually agreeable annexation agreement to the Village of Hampshire, Illinois.

Land to be Annexed

Property Index #	Address	Township	Fire District	School District
01-02-300-008	_____	Hampshire	Hampshire	District 300
01-02-300-017	_____	Hampshire	Hampshire	District 300
01-02-400-012	_____	Hampshire	Hampshire	District 300

ATTACH the legal description (s) of all territory included in this Petition for Annexation.

SEE ATTACHED

ATTACH additional pages as necessary to include all required information.

The undersigned further state(s) that the above-described territory and every portion thereof is not presently within the corporate limits of any municipality, and is contiguous to the Village of Hampshire, Kane County, Illinois.

This petition is filed pursuant to Chapter 65, Cities and Villages, Section 7-1-1, et seq., of the Compiled Statutes of the State of Illinois.

By:
Chicago Title Land Trust Company as Successor
Land Trustee under Trust Number HTB-1464
Dated April 8, 2004.



~~GREGORY S. KAPRZYK~~ Trust Officer

Name

Daniel Light

Name

Name

Name

Name

Name

Signature

[Handwritten Signature]

Signature

Signature

Signature

Signature

Signature

For each signature, be sure to include the necessary Notary clause / signature and seal provided on the next page.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Legal Description
Pag. 1 of 3.

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHERLY 733.26 FEET OF THE EASTERLY 297 FEET OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF PARCEL NUMBER N-4B-27, AND WESTERLY OF THE WESTERLY LINE OF PARCEL N-4B-27, ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDING FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL NUMBER N-4B-27 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 410.48 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 158.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 16 MINUTES, TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 250.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WHICH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 300 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 42.20 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST

CONTINUED ON NEXT PAGE

Legal Description
Page 2 of 3

QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,248.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 BEING ALONG A CURVE TO THE LEFT A DISTANCE OF 1,054.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE NORTHERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 628.15 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19 MINUTES, TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 42.20 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 410.48 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 158.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 16 MINUTES, TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 250.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WHICH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 300 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 42.20 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING), IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

THE FOREGOING HISTORICAL RECORD LEGAL DESCRIPTIONS OF LAND INTENDING TO BE THE SAME AND BEING THE SAME AS THE LAND DESCRIBED IN PLATS OF SURVEY DATED MARCH 9, 2004, LAST REVISED APRIL 6, 2004, DESIGNATED AS JOB NUMBERS 040048 AND 040048-1, MADE BY WILLIAM J. VANDERSTAPPEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2709, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 733.26 FEET OF THE EASTERLY 297 FEET OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP AND RANGE AFORESAID LYING SOUTHERLY OF THE SOUTHERLY LINE OF PARCEL N-4B-27, AND WESTERLY OF THE WESTERLY LINE OF PARCEL N-4B-27.1 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS AS CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

ALSO, THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL N-4B-27 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE

Legal Description
Page 3 of 3.

CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441 IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

ALSO, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1248.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 20, BEING ALONG A CURVE TO THE LEFT, A DISTANCE OF 1054.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD; THENCE NORTHERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 628.15 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES 19 MINUTES TO THE LEFT, WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 42.20 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

Ernie Piron

From:

Sent:

To:

Subject:

Kowalczyk, Jimmy @ Chicago Suburban <jimmy.kowalczyk@chsra.com>
Wednesday, October 12, 2022 4:57 PM
Ernie Piron, John @ Chicago Suburban
RE: LB Anderson Packet Review

Ernie,

Please see below for the list of neighbors within 250' of both sites north of I-90.

Northern Parcels Neighbors (north of Dietrich)

LUDWIG

- One Hawk Rd, Hampshire | 01-02-100-012
- Combined Meats of Chicago LLC - Robert Rollbeck
- One Hawk Rd, Hampshire | 01-02-105-002
- Combined Meats of Chicago LLC - Robert Rollbeck
- Arrowhead Dr, Hampshire | 01-02-152-005
- JC Enterprises Properties LLC - 150 Arrowhead Dr
- Arrowhead Dr, Hampshire | 01-02-152-005
- JC Enterprises Properties LLC - 150 Arrowhead Dr
- No site address | 01-02-100-006
- SMART, Michael R Dynasty TR, Trustee - 4N671 IL Route 59, Bartsch
- No site address | 01-02-200-005
- Watermann, Patricia L & David R, REVOC Trusts - 45W254 Dietrich Rd, Hampshire
- Dietrich Rd | 01-01-100-002
- Quandt, Walter D & Carol L, Quality KE Property Management PO Box 672, Hampshire
- No site address | 01-01-100-001
- Brier Hill Farm LLC - Joseph Hermer - 464 Menominee Ln, Naperville

MCHENRY COUNTY PARCELS

- No site address | 17-35-300-009
- Sky Soaring LLC - 12020 Rt 20, Hampshire
- No site address | 17-35-300-014
- Sky Soaring LLC
- Harmony Rd, Hundey | 17-35-300-016
- Ted Maria Lemert - LENART 8668 W WINNEMAC AVE CHICAGO, IL 60658
- 11804 Sunflower Ln, Hundey | 17-35-379-001
- IL WI REALTY INC ET AL - MITCHELL 460 HIGH RD CARY, IL 60013
- 11812 Harvest Ct, Hundey | 17-35-461-007
- Great Bl. Rav TR Great R TR
- No site address | 17-35-400-009
- Yolanda D TR Finesl

Southern Parcels Neighbors (south of Dietrich / North of I-90)

SMRT

- 19N430 US Route 20, Hampshire | 01-02-300-001
- HPT TA Properties LLC - Travel Centers of America 24601 Center Ridge Rd, West Lake, OH 44145
- No site address | 01-02-100-004
- Agree Convergence #1 LLC - Thornton LLC 2600 James Thornton Way, Louisville, KY 40245
- No site address | 01-02-100-013

- Agree Convenience #1 LLC – Thortons LLC 2600 James Thorton Way, Louisville, KY 40245
- No site address | 01-02-153-006
 - Ripple Creek Inv of Chicago LLC – PO Box 144, Lafox, IL 60147
- No site address | 01-02-100-006
 - SMRT, Michael R Dynasty TR, Trustee – 4N571 IL Route 59, Bartlett
- No site address | 01-02-200-005
 - Watermann, Patricia L & David R, REVOC Trusts – 45W254 Dietrich Rd, Hampshire
- 45W254 Dietrich Rd, Hampshire | 01-02-200-006
 - Dennis, Mark & Anna – Mark A & Anna A Dennis – 45W254 Dietrich Rd, Hampshire
- 45W169 Dietrich Dr, Hampshire | 01-02-400-010
 - Bakka, Roger & Sharon – 45W169 Dietrich Rd, Hampshire
- No site address | 01-02-400-005
 - WHEELING TRUST & SAVINGS BANK, TRUSTEE, TRUST: TR # CT40076341 CHICAGO TITLE LAND TRUST COMPANY 10 S LASALLE ST STE 2750 CHICAGO, IL, 60603-1108

Jimmy Kowalczyk
 Vice President
 CBRE | Advisory & Transaction Services
 Industrial & Logistics
 700 Commerce Dr, Suite 450 | Oak Brook, IL 60523
 T +1 630 368 5548 | C +1 847 682 8511
jimmy.kowalczyk@cbre.com

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From: Ernie Pirron <ernie@lbandersen.com>
Sent: Wednesday, October 12, 2022 8:13 AM
To: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>; Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Subject: FW: LB Andersen Packet Review



Good Morning,
 Please review the attached and note 2 below, this is found on Page 11 of each packet. I will need you to help me find this information for both properties. We will handle items 1 & 3 from below.

Thanks.

Ernie Pirron
 LB Andersen
 104 S. Wynstone Park Drive
 N. Barrington, IL. 60010
 Phone: 847-381-9080
 Mobile: 847-314-0428

Date 2020	Tax 2020	Taxing District	2020 2021	2020 2021	Parcel Number	01-03-4/0-020	
0.0000	\$1.00	KANE COUNTY	0.0000	\$1.00			NET OPEN VALUE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			LAND VALUE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* SCHOOL VALUE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* HOME IMPROVEMENT
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* PARKING VALUE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* MOTOR VEHICLE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			1.0000
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* EQUALIZED VALUE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* PERSONAL PROPERTY
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* GENERAL EXEMPTION
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* OTHER EXEMPTION
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* FARMLAND
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			1.0000
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* FARM BLDG
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* CITY OPEN SPACE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			1.0000
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* TAXABLE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			7.0000
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* CURRENT TAX
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			\$105.70
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* HOME IMPROVEMENT
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* SPECIAL SERVICES
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* SPECIAL ASSES
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			0.00
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			* TOTAL TAX DUE
0.0000	\$1.00	KANE COUNTY PERSON	0.0000	\$1.00			\$105.70

Late Payment Schedule

	1st	2nd
Jun 2 thru Jul 1	\$59.67	
Jul 2 thru Aug 1	\$64.67	
Aug 2 thru Sep 1	\$69.67	
Sep 2 thru Oct 1	\$74.67	\$79.67
Oct 2 thru Oct 31	\$79.67	\$84.67

Penalties as of after Oct. 1, 2020 Please see instructions on reverse side for LATE PAYMENTS

Mail To:
HARRIS TRUST & SAVINGS BANK
 TRUST DEPT 4400
 WARD BLDG
 200 S WYTHSTONE PARK DRIVE
 NORTH BARRINGTON IL 60060-0007

Property Location:

Yearship	Tax Code	Acres
MA	MA	6.0000
7.0000	500 of Tax Code	Parcel Tax
Parcel Tax	500.00	Special Assessment Tax
Adjustment	500.00	Adjustment
Penalty		Penalty
Other Fees		Other Fees
Total Due	Total Due	
DUE BY 08/01/22	CHUE BY 08/01/22	

2021 Kane County Real Estate Tax Bill
 Michael J. Kilbourne, MBA
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134

Rate 2020	Rate 2021	Taxable Amount	Rate 2021	Tax 2021	Parcel Number	01-02-300-008	NA	
0.00000	0.00000	0.00	0.00000	0.00	Late Payment Schedule Jun 2 Thru Oct 1 to 09/04/22 Jul 2 Thru Aug 1 04/00/21 Aug 2 Thru Sep 1 04/00/21 Sep 2 Thru Oct 1 04/10/21 04/00/22 Oct 2 Thru Oct 31 04/00/21 04/00/22 Payments go to after Oct. 3, 2021. Please see instructions, on reverse side, for LATE PAYMENTS.		NA	
0.00000	0.00000	0.00	0.00000	0.00			NET GROSS VALUE	297,027.00
0.00000	0.00000	0.00	0.00000	0.00			LAND VALUE	80,100.00
0.00000	0.00000	0.00	0.00000	0.00			+ BUILDING VALUE	0.00
0.00000	0.00000	0.00	0.00000	0.00			- HOME IMPROVEMENT	0.00
0.00000	0.00000	0.00	0.00000	0.00			+ ADDED VALUE	0.00
0.00000	0.00000	0.00	0.00000	0.00			X STATE EXEMPTION	1,000.00
0.00000	0.00000	0.00	0.00000	0.00			= ADJUSTED VALUE	80,100.00
0.00000	0.00000	0.00	0.00000	0.00			- HOMEOWNER'S EXEMPTION	0.00
0.00000	0.00000	0.00	0.00000	0.00			- SENIOR EXEMPTION	0.00
0.00000	0.00000	0.00	0.00000	0.00			- OTHER EXEMPTION	0.00
0.00000	0.00000	0.00	0.00000	0.00			+ HOLIDAYS	1,222.00
0.00000	0.00000	0.00	0.00000	0.00			+ PARKING	1,000.00
0.00000	0.00000	0.00	0.00000	0.00			= NET GROSS VALUE	81,322.00
0.00000	0.00000	0.00	0.00000	0.00			X TAX RATE	7.00000
0.00000	0.00000	0.00	0.00000	0.00			= CURRENT TAX	\$7,737.40
0.00000	0.00000	0.00	0.00000	0.00			+ NET AD VALORUM TAX	0.00
0.00000	0.00000	0.00	0.00000	0.00			+ STATE TAX / FEE / FRY	0.00
0.00000	0.00000	0.00	0.00000	0.00			- OTHER FEES / COSTS	0.00
0.00000	0.00000	0.00	0.00000	0.00			= TOTAL TAX DUE	\$7,737.40
0.00000	0.00000	0.00	0.00000	0.00	Total Due DUE BY 08/01/22 Total Due DUE BY 08/01/22			

2021 Kane County Real Estate Tax Bill
 Michael J. Kilbourne, MBA
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134

Mail To:
 HARRIS TRUST & SAVINGS BANK, T
 TRUST IN & HTD-4001
 WASH & LEXY
 100 S WASHINGTON PARK DRIVE
 NORTH BARRINGTON, IL 60060-0007

Property Location:
 48300 US HIGHWAY 20
 HANSPURD, IL

Yearship	NA	Year Code	NA000	Acres	48.0000
Year Code	NA	Year of Tax Sale	08/01/22	Parcelled Year	
First Assessment Tax	00,000.00	Second Assessment Tax	00,000.00		
Assessment		Assessment			
Family		Family			
Other Fees		Other Fees			

TAXES 0.00000 TOTAL TAXES 07,737.40

Year 2020	Year 2021	Vehicle District	Rate 2021	Tax 2021	Period Number	01-02-400-012	TP BASS
0.00000	0.00000	00001	0.00000	0.00000	Late Payment Schedule		WORTHINGTON
0.00000	0.00000	00001	0.00000	0.00000	Jun 2 Thru Jul 1		LAND VALUE
0.00000	0.00000	00001	0.00000	0.00000	Jul 2 Thru Aug 1		LAND VALUE 107.8
0.00000	0.00000	00001	0.00000	0.00000	Aug 2 Thru Sep 1		LAND VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Sep 2 Thru Oct 1		LAND VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Oct 2 Thru Qtr 4		LAND VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Payments due or after Oct. 1, 2021. Please see instructions on reverse side for Late Payment		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Mail To:		WORTHINGTON 1.00
0.00000	0.00000	00001	0.00000	0.00000	MORGAN TRUST & BANKING BANK, T		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	TRUST TRUST-BNFD-440		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	WEST BLDG		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	604 S WINDSTONE PARK DRIVE		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	NORTH WASHINGTON IL 60070-0367		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Property Location:		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	604 S WINDSTONE PARK DRIVE		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	NORTH WASHINGTON IL		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Yearship	Assess	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	MA	60,000	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Tax Rate	Tax Code	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	1.50000	1000	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Full Instalment Tax	Second Instalment Tax	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	\$4,650.00	\$4,650.00	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Apportionment	Apportionment	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Family	Family	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Other Fees	Other Fees	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	Total Due	Total Due	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	DUE BY 03/01/22	DUE BY 03/01/22	ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000	TOTAL TAX DUE		ADDITIONAL VALUE 25.9
0.00000	0.00000	00001	0.00000	0.00000			ADDITIONAL VALUE 25.9

2021 Kane County Real Estate Tax Bill
Michael J. Kilbourne, MBA
719 S. Davais Avenue, Bldg. A
Geneva, IL 60134

Y2020	0.00000	TOTAL	0.00000
Y2021	69.260	TOTAL	69.260

TICOR TITLE INSURANCE

Policy of Title Insurance

American Land
Title Association
Owner's Policy
(10-17-92)

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, TICOR TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;

2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title.
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

This policy shall not be valid or binding until countersigned below by an authorized signatory of the Company.

Issued by:
TICOR TITLE INSURANCE COMPANY
100 S. MAIN STREET, SUITE 100
CRYSTAL LAKE, IL 60014
(815) 356-3500

TICOR TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary


Authorized Signatory

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE A

AMOUNT OF INSURANCE: \$5,357,259.50

DATE OF POLICY: APRIL 8, 2004

1. NAME OF INSURED:

HARRIS TRUST AND SAVINGS BANK OF BARRINGTON AS TRUSTEE UNDER PROVISION OF TRUST AGREEMENT DATED APRIL 8, 2004 AND KNOWN AS TRUST NO. HFB-1464

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FREE SIMPLE, UNLESS OTHERWISE NOTED.

**3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
THE INSURED.**

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS:

NONE

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHERLY 739.26 FEET OF THE EASTERLY 297 FEET OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF PARCEL NUMBER N-4B-27, AND WESTERLY OF THE WESTERLY LINE OF PARCEL N-4B-27, ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDING FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL NUMBER N-4B-27 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 410.48 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 158.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 16 MINUTES, TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 250.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WHICH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 300 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 42.20 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST

CONTINUED ON NEXT PAGE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CP1822

NAT 04/08/04 16:06:00

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,248.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 BEING ALONG A CURVE TO THE LEFT A DISTANCE OF 1,054.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE NORTHERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 628.15 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19 MINUTES, TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 42.20 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 410.48 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 158.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 16 MINUTES, TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 250.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WHICH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 300 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 42.20 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING), IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

THE FOREGOING HISTORICAL RECORD LEGAL DESCRIPTIONS OF LAND INTENDING TO BE THE SAME AND BEING THE SAME AS THE LAND DESCRIBED IN PLATS OF SURVEY DATED MARCH 9, 2004, LAST REVISED APRIL 6, 2004, DESIGNATED AS JOB NUMBERS 040048 AND 040049-1, MADE BY WILLIAM J. VANDERSTAPPEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2709, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 733.26 FEET OF THE EASTERLY 297 FEET OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP AND RANGE AFORESAID LYING SOUTHERLY OF THE SOUTHERLY LINE OF PARCEL N-4B-37, AND WESTERLY OF THE WESTERLY LINE OF PARCEL N-4B-27.1 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS AS CASE NUMBER 87-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

ALSO, THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL N-4B-27 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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NAT 04/08/04 16:06:00

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

**CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER-57-441 IN THE TOWNSHIP OF
HAMPSHIRE, KANE COUNTY, ILLINOIS.**

**ALSO, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6
EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE
NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 2 A DISTANCE OF 1248.19 FEET TO THE NORTHERLY RIGHT-OF-WAY
LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF
U.S. ROUTE 20, BEING ALONG A CURVE TO THE LEFT, A DISTANCE OF 1054.05 FEET TO THE
SOUTHERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD; THENCE NORTHERLY ALONG THE SOUTHERLY
RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 628.15 FEET; THENCE NORTHERLY
ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES 19 MINUTES TO THE LEFT, WITH THE
PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 42.20 FEET TO A POINT IN THE
NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT
IS 28.03 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH
LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE
OF 28.03 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY,
ILLINOIS.**

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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NAT 04/08/04 16:06:00

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE B

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIENS, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

- A 1. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.**

PERMANENT INDEX NUMBER(S): 01-03-476-020 (AFFECTS THAT PART OF PARCEL ONE IN SECTION THREE)

- B 2. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.**

PERMANENT INDEX NUMBER(S): 01-02-400-012 (AFFECTS PART OF PARCEL TWO)

- C 3. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.**

PERMANENT INDEX NUMBER(S): 01-02-300-008 (AFFECTS PART OF PARCEL TWO)

- D 4. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.**

PERMANENT INDEX NUMBER(S): 01-02-300-017 (AFFECTS PARCELS THREE AND FOUR)

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE B

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

- 5. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.**
PERMANENT INDEX NUMBER(S): 01-02-300-011 (AFFECTS PART OF PARCEL ONE IN SECTION TWO)
- 6. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.**
PERMANENT INDEX NUMBER(S): 01-02-300-012 (AFFECTS PART OF PARCEL ONE IN SECTION TWO)
NOTE: 2002 TAXES IN THE AMOUNT OF \$74.22 HAVE BEEN PAID.
- 7. GRANT MADE BY HUGENE COON TO ILLINOIS NORTHERN UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED AUGUST 30, 1937 AND RECORDED DECEMBER 15, 1937 AS DOCUMENT 417313 UPON AND OVER THE SOUTH AND EAST SIDES OF THE HIGHWAYS ALONG THE NORTH AND WEST SIDE OF GRANTORS PROPERTY IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2 AND ON THE NORTH SIDE OF THE HIGHWAY ALONG THE SOUTH SIDE IN THE SOUTHWEST 1/4 OF SECTION 2 AND THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3 HEREAFTER DESCRIBED.**
(AFFECTS PARCELS ONE AND TWO)
- 8. LIENS WHICH MAY HAVE BEEN CREATED BY UNRECORDED ORDINANCES ESTABLISHING A SPECIAL DRAINAGE AREA, IF ANY.**
- 9. EASEMENT GRANTED BY GRAND PREMIER TRUST COMPANY T/U/T/A DATED OCTOBER 23, 1986 TRUST NUMBER 78-166, GRANTOR, IN FAVOR OF NICOR GAS COMPANY, NORTHERN ILLINOIS GAS COMPANY, D/B/A NICOR GAS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2000-026711, AFFECTING THE THERETIN DESCRIBED LAND.**
(AFFECTS THE NORTH HALF OF HIGGINS ROAD LYING SOUTHERLY AND ADJOINING PARCEL ONE)
- 10. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.**
- 11. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.**
- 12. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY**

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE B

**EXCEPTIONS FROM COVERAGE--
(CONTINUED)**

CROSS THE PREMISES.

- AC 13. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.**
- AD 14. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.**

*****END*****

**TICOR TITLE INSURANCE COMPANY
POLICY SIGNATURE PAGE**

ORDER NO.: 2000 000059429 KA

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

TICOR TITLE INSURANCE COMPANY

BY 
AUTHORIZED SIGNATORY

ENDORSEMENT

**ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 2000 000059429 KA**

ISSUED BY

TICOR TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

**GENERAL EXCEPTION NUMBERS 1, 4 AND 5 OF SCHEDULE B OF THIS POLICY ARE HEREBY
DELETED.**

**THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS
AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE
EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT
THEREOF.**

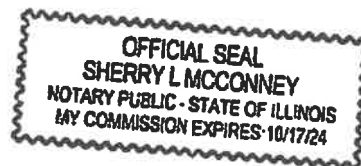
DISCLOSURE STATEMENT

Beneficiaries for Chicago Trust a/k/a Harris Trust 1464 dated April 8, 2004, for the property known as the SMRT Property are listed below:

L.B Andersen and Co., Inc.	18%
Light Real Estate LLC	74.75%
WS Trust	3.75%
Light Trust	3.5%

Subscribed and Sworn before me
this 19th day of April, 2023.


Notary Public



State of Illinois)
) SS
County of ~~Kane~~)
 Lake

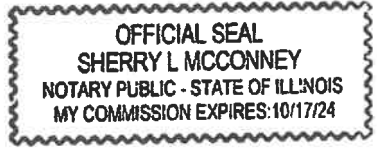
I, the undersigned, a Notary Public, in and for said County in the state aforesaid, do hereby certify that
Daniel B Light

_____pers
onally known to me to be the same person(s) whose names are subscribed in the foregoing instrument,
appeared before me this day in person and acknowledged that they signed, sealed and delivered the said
instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 24 day of July, A.D., 2023

(Notary Stamp)

Sherry L McConney
NOTARY PUBLIC



* * * * *

FOR VILLAGE USE ONLY:

Received: 7-24-23
Date

Lenik Vasquez
Signature