

LUDWIG



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 B. 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 Pirron 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): Ludwig Property  
Address: North of Dietrich Road in Hampshire Township (Kane Co.) and Coral Township  
Parcel Number(s): 17-35-300-015, 17-35-400-011, 01-02-200-001, 01-02-100-002, 01-02-200-004  
Total Area (acres): 164 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: F-Farming

Current Use:

Farm land - 0021

Proposed Zoning/Variance/Use:

O-M, Logistics, Warehousing  
Special use - See attached  
O-M - Proposed Zoning  
Logistics, Warehousing - Proposed use

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village  
Develop Property for Warehousing 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, herby 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 & Special 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 Dietrich Road in Hampshire Township (Kane Co.) and Canal Township

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

Attached additional sheets, if necessary.

By: Daniel B. Light  
Name

  
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 North of Dietrich Road in Hampshire Township (Kane Co.) and Coral Township. 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.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
<u>Daniel B. Light</u>	<u>104 S. Wynstone Park Drive North Barrington, IL. 60010</u>	<u>lightfarms@aol.com</u>
<u>Light Real Estate</u>	<u>104 S. Wynstone Park Drive North Barrington, IL. 60010</u>	<u>ernie@lbandersen.com</u>
<u>WS Trust</u>	<u>104 S. Wynstone Park Drive North Barrington, IL. 60010</u>	<u>spirron@aol.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
<u>Light Trust</u>	<u>104 S. Wynstone Park Drive North Barrington, IL. 60010</u>	<u></u>
<u>* See attached signature sheets</u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

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>17-35-300-015</u>	<u></u>	<u>Coral</u>	<u>Huntley</u>	<u>District 158</u>
<u>17-35-400-011</u>	<u></u>	<u>Coral</u>	<u>Huntley</u>	<u>District 158</u>
<u>01-02-200-001</u>	<u></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.

(Ludwig) Land to be Annexed cont.

<b>01-02-100-002</b>	<b>Hampshire</b>	<b>Hampshire</b>	<b>District 300</b>
<b>01-02-200-004</b>	<b>Hampshire</b>	<b>Hampshire</b>	<b>District 300</b>

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

---

Name

---

Name



---

Signature

---

Signature

---

Signature

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

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

**OWNERSHIP &  
SIGNATURE**

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

From: LIGHT REAL ESTATE

Date: 07/24/23

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 NORTH OF DIETRICH ROAD IN HAMPSHIRE TOWNSHIP (KANE CO) & CORAL TOWNSHIP

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
17-35-400-011	Light Real Estate LLC Daniel B. Light	104 S. Wynstone Park Drive North Barrington, IL. 60010
01-02-200-001	WS Trust Leah Rae Light	104 S. Wynstone Park Drive North Barrington, IL. 60010
01-02-100-002	Light Trust Leah Rae Light	104 S. Wynstone Park Drive North Barrington, IL. 60010
01-02-200-004	Light Real Estate LLC Daniel B. Light	104 S. Wynstone Park Drive North Barrington, IL. 60010
17-35-300-015	Light Real Estate LLC Daniel B. Light	104 S. Wynstone Park Drive North Barrington, IL. 60010
17-35-300-015	No electors on land Daniel B. Light	104 S. Wynstone Park Drive North Barrington, IL. 60010

Attached additional sheets, if necessary.

By:

See attached signature sheet  
Name

  
Signature

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

OWNERSHIP &  
 SIGNATURE

To: Village of Hampshire 294 S. State Street Hampshire, IL 60140

From: L. B. ANDERSE

and Date: 07/24/23

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.

NOETH OF DIETRICH ROAD IN HAMPSHIRE  
 The property is located at TOWNSHIP (KANE CO) & CORAL TOWNSHIP

PROPERTY INDEX #	PROPERTY OWNER	SIGNATURE
17-35-400-011	Light Real Estate LLC	<u>Daniel Light</u>
01-02-200-001	Daniel B. Light WS Trust	<u>Daniel Light</u>
01-02-100-002	Leah Rae Light Light Trust	<u>Leah Rae Light</u>
01-02-200-004	Leah Rae Light Light Real Estate LLC	<u>Leah Rae Light</u>
17-35-300-015	Daniel B. Light Light Real Estate LLC	<u>Daniel Light</u>
17-35-300-015	Daniel B. Light No electors on land	<u>Daniel Light</u>
	Daniel B. Light	<u>Daniel Light</u>

Attached additional sheets, if necessary.

By:  
DANIEL LIGHT  
 Name

Daniel Light  
 Signature

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 LIGHT  
Name

[Handwritten Signature]  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

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

# Legal Description Ludwig Property

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

**PARCEL 1:**

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, IN TOWNSHIP 43 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 21.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 1,303.41 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,325.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 02 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER, 753.58 FEET TO THE CENTERLINE OF A CREEK; THENCE NORTH 81 DEGREES 48 MINUTES 56 SECONDS EAST ALONG SAID CENTERLINE, 57.17 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 36 SECONDS EAST ALONG SAID CENTERLINE, 251.65 FEET; THENCE SOUTH 81 DEGREES 26 MINUTES 16 SECONDS EAST ALONG SAID CENTERLINE, 182.62 FEET; THENCE SOUTH 78 DEGREES 41 MINUTES 41 SECONDS EAST ALONG SAID CENTERLINE, 140.64 FEET; THENCE SOUTH 75 DEGREES 13 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE, 370.32 FEET; THENCE SOUTH 77 DEGREES 26 DEGREES 55 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE, 104.40 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE, 676.66 FEET; THENCE SOUTH 67 DEGREES 27 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE, 492.33 FEET; THENCE SOUTH 70 DEGREES 16 MINUTES 44 SECONDS EAST ALONG SAID CENTERLINE, 119.77 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 12 SECONDS WEST (MEAS. = SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST), 266.03 TO THE PLACE OF BEGINNING, IN MCHEERY COUNTY, ILLINOIS.

**PARCEL 2:**

PART OF THE EAST HALF OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY ILLINOIS.

**PARCEL 3:**

LOT 2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY ILLINOIS.

**PARCEL 4:**

THE WESTERLY 375 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

# 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

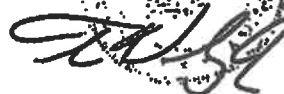
TICOR TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

Authorized Signatory



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

**POLICY NO.: 2000 000678000 SM**

**SCHEDULE A**

**AMOUNT OF INSURANCE: .....** \$2,500,000.00

**DATE OF POLICY: JULY 9, 2004**

**1. NAME OF INSURED:**

**DANIEL B LIGHT AS TO AN UNDIVIDED 42.43% INTEREST TENANT IN COMMON, LB ANDERSEN & CO. INC. AS TO AN UNDIVIDED 35.47% TENANT IN COMMON INTEREST, WS TRUST AS TO AN UNDIVIDED 11.52% TENANT IN COMMON INTEREST AND LIGHT TRUST AS TO AN UNDIVIDED**

**CONTINUED ON NEXT PAGE**

**2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FEE 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 D IS ATTACHED.**

**CPCLAIN**

**DTO 08/04/04 11:02:49**

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

**POLICY NO.: 2000 000678000 EN**

**SCHEDULE A (CONTINUED)**

.... **10.58 TENANT IN COMMON INTEREST** .....  
**FEE AS TO PARCELS 1 THROUGH 4.**  
**NON-EXCLUSIVE BASEMENT AS TO PARCEL 5.**

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**

00CLAS2

DTO 08/04/04 11:02:49

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

**POLICY NO.: 2000 000678000 SM**

**SCHEDULE A (CONTINUED)**

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

**PARCEL 1:**

**PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, IN TOWNSHIP 43 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 21.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 1,303.41 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,325.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 02 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER, 753.58 FEET TO THE CENTERLINE OF A CREEK; THENCE NORTH 81 DEGREES 48 MINUTES 56 SECONDS EAST ALONG SAID CENTERLINE, 57.17 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 36 SECONDS EAST ALONG SAID CENTERLINE, 251.65 FEET; THENCE SOUTH 81 DEGREES 26 MINUTES 16 SECONDS EAST ALONG SAID CENTERLINE, 182.62 FEET; THENCE SOUTH 78 DEGREES 41 MINUTES 41 SECONDS EAST ALONG SAID CENTERLINE, 140.64 FEET; THENCE SOUTH 75 DEGREES 13 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE, 370.32 FEET; THENCE SOUTH 77 DEGREES 26 MINUTES 11 SECONDS EAST ALONG SAID CENTERLINE, 306.07 FEET; THENCE SOUTH 82 DEGREES 55 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE, 104.40 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE, 676.66 FEET; THENCE SOUTH 67 DEGREES 27 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE, 492.33 FEET; THENCE SOUTH 70 DEGREES 16 MINUTES 44 SECONDS EAST ALONG SAID CENTERLINE, 119.77 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 12 SECONDS WEST (MEAS. - SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST), 266.03 TO THE PLACE OF BEGINNING, IN CHERRY COUNTY, ILLINOIS.**

**PARCEL 2: THE EAST HALF OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY ILLINOIS.**

**PARCEL 3:**

**LOT 2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY ILLINOIS.**

**PARCEL 4:**

**THE WESTERLY 375 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.**

**PARCEL 5:**

**CONTINUED ON NEXT PAGE**

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**

**CPLEASD**

**DTO 08/04/04 11:02:49**

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

**POLICY NO.: 2000 000678000 SM**

**SCHEDULE A (CONTINUED)**

**... THE NORTH 20 FOOT STRIP OF LAND USED FOR SANITARY SEWER PURPOSES (NON-EXCLUSIVE) AS...  
FOUND IN EASEMENT AGREEMENT RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98KD78206. ...**

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**

**CPOLAR**

**DTG 08/04/04 11:02:49**

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

**POLICY NO.: 2000 000678000 SM**

**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 LIEN, 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 AND 2004**

**NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.**

**PERMANENT INDEX NUMBER(S): 17-35-300-001**

**NOTE: 2003 FIRST INSTALLMENT OF \$269.47 IS PAID.**

**NOTE: 2003 FINAL INSTALLMENT OF \$269.47 NOT DELINQUENT BEFORE SEPTEMBER 21, 2004.**

**AFFECTS PARCEL 1**

**B 2. TAXES FOR THE YEAR(S) 2004**

**NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.**

**PERMANENT INDEX NUMBER(S): 17-35-400-007**

**NOTE: 2003 FINAL INSTALLMENT OF \$362.30 NOT DELINQUENT BEFORE SEPTEMBER 21, 2004.**

**AFFECTS PARCEL 1 AND OTHER LAND.**

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

**POLICY NO.: 2000 000678000 SM**

**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

**C 3. TAXES FOR THE YEAR(S) 2004**

**NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.**

**PERMANENT INDEX NUMBER(S): 01-02-200-001**

**AFFECTS PARCEL 3**

**D 4. TAXES FOR THE YEAR(S) 2004**

**NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.**

**PERMANENT INDEX NUMBER(S): 01-02-100-002**

**AFFECTS PARCEL 2**

**E 5. TAXES FOR THE YEAR(S) 2004**

**NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.**

**PERMANENT INDEX NUMBER(S): 01-02-200-004**

**AFFECTS PARCEL 4**

**G 6. 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.**

**AC 7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATIVES TO THE EASEMENT DESCRIBED AS PARCEL 5 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.**

**(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.**

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

**POLICY NO.: 2000 000678000 SM**

**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

- H 8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.**
- I 9. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES.**
- J 10. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.**
- L 11. UNRECORDED FARM LEASE AGREEMENT DATED MARCH 31, 2004 BETWEEN ALAN LUDWIG LESSOR AND KEIM GRAIN FARMS LESSEE.**
- R 12. EASEMENT FOR DRAINAGE DITCH OVER LAND AS CONTAINED IN AGREEMENT DATED SEPTEMBER 24, 1957 AND RECORDED OCTOBER 3, 1957 AS DOCUMENT 329339, AND THE TERMS AND PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED.**
- (AFFECTS PARCEL 1)**
- F 13. GRANT OF EASEMENT OF MICHIGAN WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, TO CONSTRUCT AND MAINTAIN GAS OR OIL PIPE LINES OR APERTURANCES AS GRANTED BY HARLEY WACKBEN AND IDA C. WACKBEN BY INSTRUMENT DATED JANUARY 23, 1949 AND RECORDED JUNE 29, 1949 AS DOCUMENT NO. 629192 IN BOOK 1459, PAGE 215 OF RECORDS OF KANE COUNTY, ILLINOIS. FURTHER DEFINED IN PIPE LINE EASEMENT RECORDED JANUARY 29, 1990 AS DOCUMENT 90K04990 MADE BY AMR PIPELINE COMPANY, FORMERLY KNOWN AS MICHIGAN WISCONSIN PIPE LINE COMPANY., OVER AND ACROSS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 FOR THE CONSTRUCTION OF NATURAL GAS PIPE LINE OR LINES. (AFFECTS PARCEL 2 & 3)**
- V 14. EASEMENT AGREEMENT RECORDED AUGUST 31, 1998 AS DOCUMENT NO. 98078266 FOR SANITARY SEWER. (AFFECTS PARCEL 2 & 3)**
- AD 15. DECLARATION OF COVENANT DATED JULY 9, 2004 RECORDED JULY 20, 2004 AS DOCUMENT NO. 2004R0065888 (AFFECTS PARCEL 1 FOR PARTICULARS SEE RECORD)**

\*\*\*\*\*

**TICOR TITLE INSURANCE COMPANY  
POLICY SIGNATURE PAGE**

ORDER NO.: 2000 000678000 EM

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 000678000 SM**

**ISSUED BY**

**TICOR TITLE INSURANCE COMPANY**

**POLICY MODIFICATION ENDORSEMENT 4**

**GENERAL EXCEPTION NUMBERS 1, 2, 3, 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 THEREON. 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 EFFECT THE EFFECTIVE DATE OF  
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT  
THEREOF.**

Taxing Body	Rate	Percent	Tax This Year	Tax Last Year
MCHENRY COUNTY	0.037845	8.40	\$32.35	\$29.55
MCHENRY COUNTY PENSION	0.078811	1.81	\$3.85	\$4.50
MCHENRY CO CONSV	0.221944	2.05	\$10.91	\$9.99
COLLEGE DISTRICT 328 MCC	0.329888	4.24	\$18.10	\$15.33
COLLEGE DISTRICT 328 MCC PENSION	0.000115	0.00	\$0.01	\$0.01
SCHOOL DIST 158	5.016187	64.51	\$248.55	\$228.32
SCHOOL DIST 158 PENSION	0.187604	2.41	\$9.22	\$8.46
ATLEY FIRE DIST	0.613830	7.80	\$30.12	\$27.58
ATLEY FIRE DIST PENSION	0.104883	1.35	\$5.15	\$4.88
KUNTLEY AREA LIBRARY	0.292730	3.78	\$14.39	\$13.30
CORAL TOWNSHIP	0.072828	0.94	\$3.58	\$3.31
CORAL TWP RD & BR	0.200101	2.57	\$9.84	\$9.05
<b>TOTAL</b>	<b>7.776495</b>	<b>100.00</b>	<b>\$382.18</b>	<b>\$352.30</b>

**MCHENRY COUNTY 2021 REAL ESTATE TAX BILL**

**LEGAL DESCRIPTION**  
 DOC 2012R0059821 & 2004R0100289 W PT WY  
 1/2 SE 1/4 LYING S OF BOTTERMAN FARMS

**ASSESSED TO:**  
 LIGHT REAL ESTATE LLC ET AL

**SITE ADDRESS:**  
 NA



PPJ 17-35-400-011		
Township	Tax Code	Property Class
CORAL TWP	17904	0021
Sub Lot	Acres	
	14.4250	
1st Install	2nd Install	
\$191.09	\$191.09	
Interest	Interest	
Costs	Costs	
Total Paid	Total Paid	
Due By	Due By	
06/06/2022	09/06/2022	

Fair Cash Value	
S/A Value	4,915
S/A Multiplier	1.0285
S/A Equalized Value	4,915
Ord. of Review Value	4,915
Ord. of Review Multiplier	1.0000
Ord. of Review EQ Value	4,915
Home Improv./vet Exemptions	0
State Stamp	1.0000
State Equalized Value	0
Farmstead & Bldg. Value	4,915
Total Amt. Prior to Exemptions	4,915
Annual Homestead Exemptions	0
Gr. Freeze Abated Amt.	0
Elderly Homestead Exemption	0
Disabled Vet Homestead Ex.	0
Disabled Person Exemption	0
Returning Veteran Exemption	0
Net Taxable Amount	4,915.00
Local Tax Rate	7.776495
Total Current Year Tax Due	\$382.18

*Ludwig*

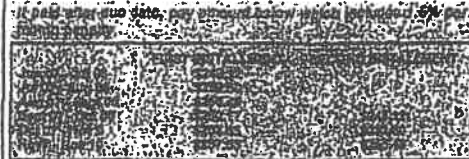
Taxing Body	Rate	Percent	Tax This Year	Tax Last Year
MCHEMRY COUNTY	0.557843	5.48	\$41.55	\$37.39
MCHEMRY COUNTY PENSION	0.078811	1.01	\$4.98	\$5.70
MCHEMRY CO CONSV	0.221044	2.85	\$14.01	\$12.64
COLLEGE DISTRICT 528 MCC	0.328558	4.24	\$70.89	\$19.40
COLLEGE DISTRICT 528 MCC PENSION	0.000118	0.00	\$0.01	\$0.01
SCHOOL DIST 158	0.010187	0.451	\$318.57	\$286.34
SCHOOL DIST 168 PENSION	0.187804	2.41	\$11.54	\$10.73
HUNTLEY FIRE DIST	0.812850	7.68	\$38.60	\$34.80
HUNTLEY FIRE DIST PENSION	0.184983	1.35	\$8.63	\$8.14
HUNTLEY AREA LIBRARY	0.292730	1.78	\$18.48	\$15.83
CORAL TOWNSHIP	0.072838	0.94	\$4.60	\$4.18
CORAL TWP RD & BR	0.260181	2.57	\$12.64	\$11.48
<b>TOTAL</b>	<b>7.775485</b>	<b>100.00</b>	<b>\$490.88</b>	<b>\$448.74</b>

**MCHEMRY COUNTY 2021 REAL ESTATE TAX BILL**

**LEGAL DESCRIPTION**  
 DOC 2012RR059621 & 2004RD100259 PT E 1/4  
 2 SW 1/4 LYING S OF BOTTERMAN FARMS MEM

**ASSESSED TO:**  
 LIGHT REAL ESTATE LLC ET AL

**SITE ADDRESS:**  
 NA



PIN 17-35-300-016		
Township	Tax Code	Property Class
CORAL TWP	17094	0021
Sub Lot	Acres	
	19.8900	
1st Install	2nd Install	
\$245.44	\$245.44	
Interest	Interest	
Costs	Costs	
Total Paid	Total Paid	
Due By 06/06/2022	Due By 09/06/2022	

Fair Cash Value	
SIA Value	6,313
SIA Multiplier	1.0265
SIA Equalized Value	6,313
Ord. of Review Value	6,313
Ord. of Review Multiplier	1.0000
Ord. of Review EQ Value	6,313
Home Improv./Nat Exempt	0
State Multiplier	1.0000
State Equalized Value	0
Farmland & Edge Value	6,313
Total Amt. Prior to Exempt	6,313
Annual Homestead Exempt	0
Sr. Freeze Abated Amt.	0
Elderly Homestead Exempt	0
Disabled Vet Homestead Ex	0
Disabled Person Exempt	0
Returning Veteran Exempt	0
Net Taxable Amount	6,313.00
Local Tax Rate	7.775485
Total Current Year Tax Due	\$490.88

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

2021 Kany County Real Estate Tax Bill		TOTAL		2021 Kany County Real Estate Tax Bill	
Item	Amount	Item	Amount	Item	Amount
Property Location:		Property Location:		Property Location:	
1000 WASHINGTON ST. NORTH		1000 WASHINGTON ST. NORTH		1000 WASHINGTON ST. NORTH	
GENEVA, ILLINOIS 60134		GENEVA, ILLINOIS 60134		GENEVA, ILLINOIS 60134	
Assessed Value:	\$1,000,000	Assessed Value:	\$1,000,000	Assessed Value:	\$1,000,000
Exemptions:		Exemptions:		Exemptions:	
Homestead Exemption:	\$100,000	Homestead Exemption:	\$100,000	Homestead Exemption:	\$100,000
Senior Exemption:	\$0	Senior Exemption:	\$0	Senior Exemption:	\$0
Charitable Exemption:	\$0	Charitable Exemption:	\$0	Charitable Exemption:	\$0
Other Exemptions:	\$0	Other Exemptions:	\$0	Other Exemptions:	\$0
Net Assessed Value:	\$900,000	Net Assessed Value:	\$900,000	Net Assessed Value:	\$900,000
County Rate:	0.005	County Rate:	0.005	County Rate:	0.005
City Rate:	0.002	City Rate:	0.002	City Rate:	0.002
Special Assessments:	\$0	Special Assessments:	\$0	Special Assessments:	\$0
Other Assessments:	\$0	Other Assessments:	\$0	Other Assessments:	\$0
<b>Total Tax:</b>	<b>\$4,500.00</b>	<b>Total Tax:</b>	<b>\$4,500.00</b>	<b>Total Tax:</b>	<b>\$4,500.00</b>
Due by 09/01/22	\$4,500.00	Due by 09/01/22	\$4,500.00	Due by 09/01/22	\$4,500.00
Total Due	\$4,500.00	Total Due	\$4,500.00	Total Due	\$4,500.00







# PLAT

FIGURE 1

Part of the East half of the Eastern half of Section 24 and part of the East half of the Eastern half of Section 25 in Township 33 North, Range 10 West, County of Montgomery, State of Missouri.

FIGURE 2

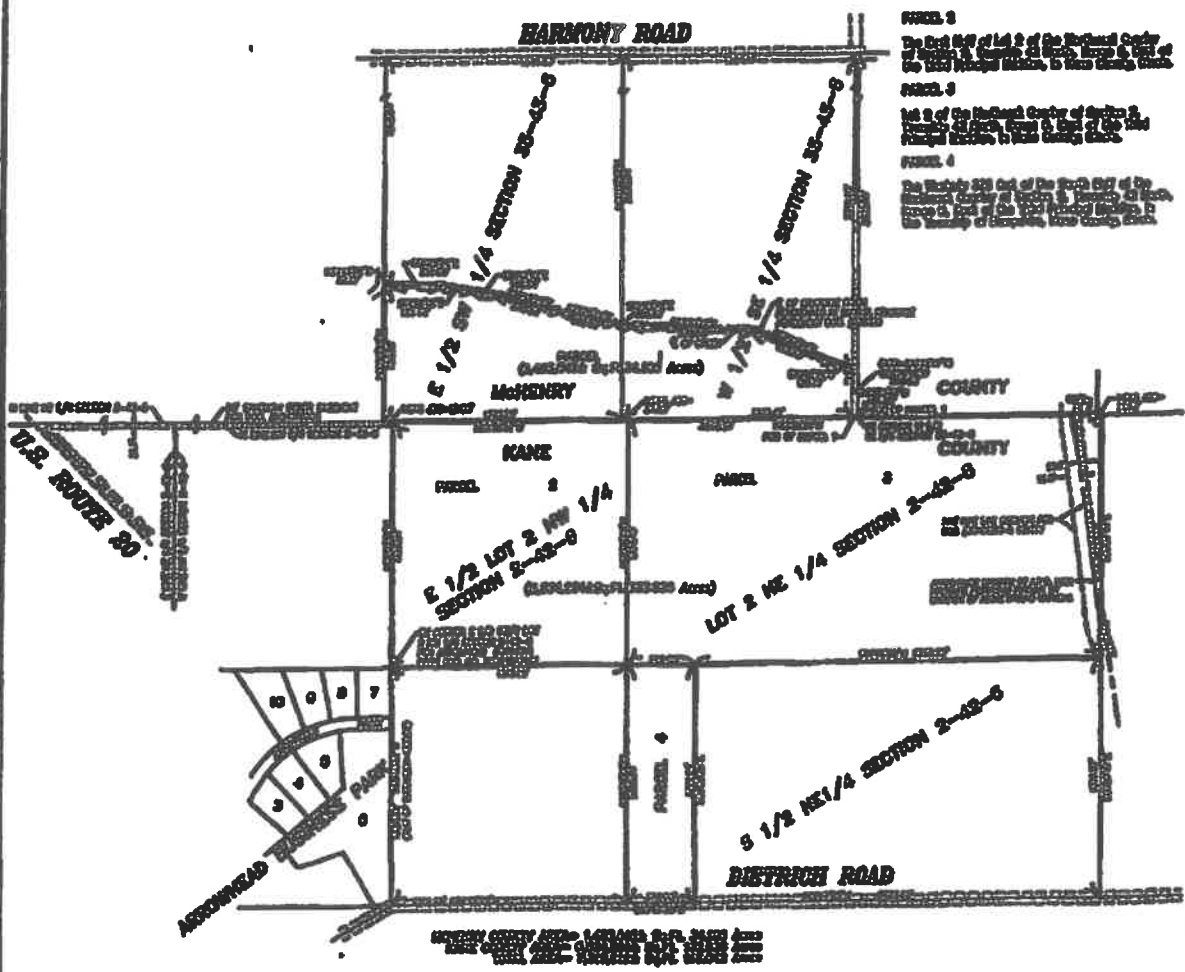
The East half of Lot 2 of the Eastern half of Section 24 in Township 33 North, Range 10 West, County of Montgomery, State of Missouri.

FIGURE 3

Lot 2 of the Eastern half of Section 24 in Township 33 North, Range 10 West, County of Montgomery, State of Missouri.

FIGURE 4

The West half of Lot 2 of the Eastern half of Section 24 in Township 33 North, Range 10 West, County of Montgomery, State of Missouri.



GRAPHIC SCALE

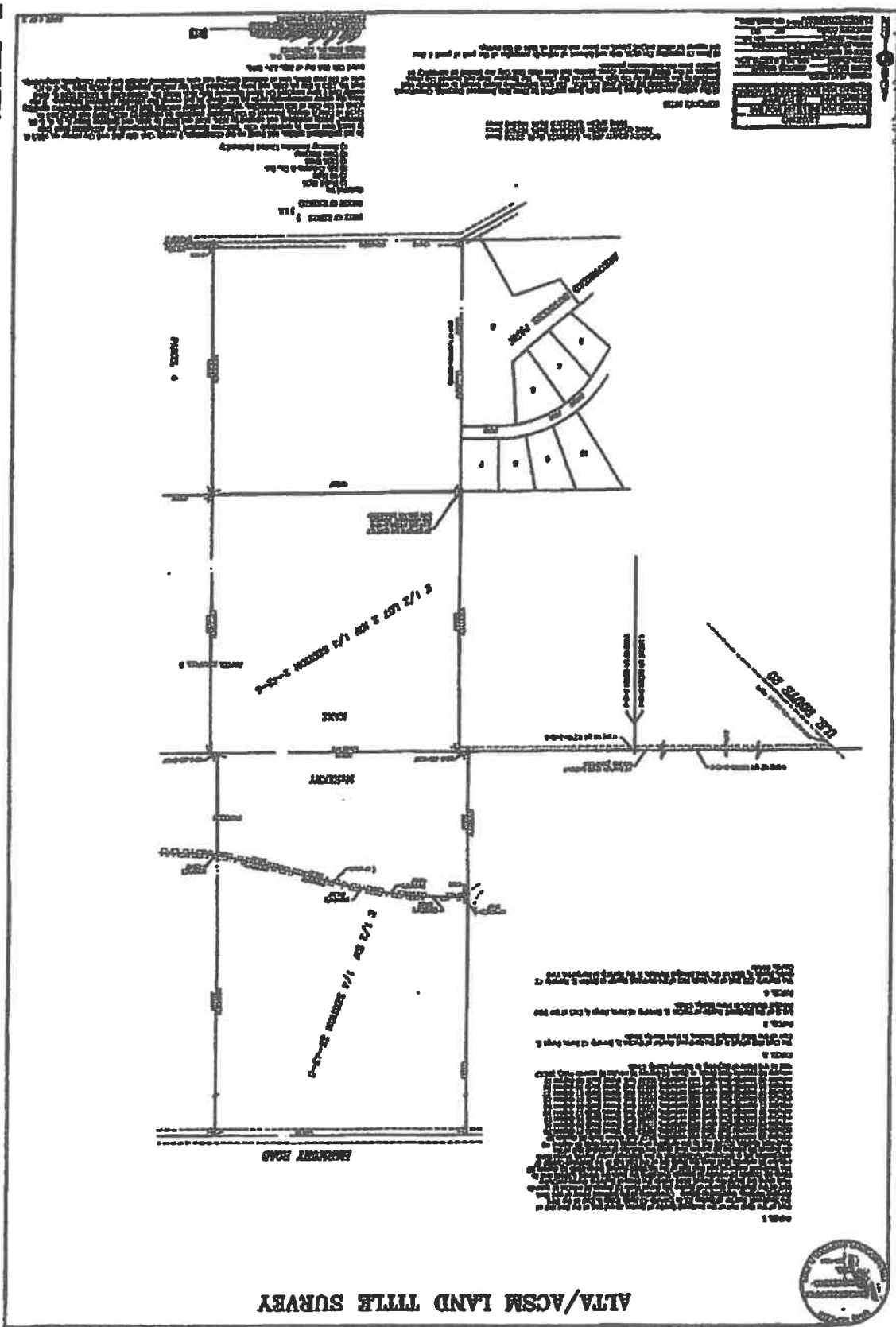


OWNER'S NAME  
MONTGOMERY COUNTY  
STATE OF MISSOURI  
COMMISSIONER OF LANDS  
PLAT NO. 1000  
DATE OF RECORDING  
RECORDED IN BOOK NO. 1000 PAGE 1000

OWNER'S NAME  
MONTGOMERY COUNTY  
STATE OF MISSOURI  
COMMISSIONER OF LANDS  
PLAT NO. 1000  
DATE OF RECORDING  
RECORDED IN BOOK NO. 1000 PAGE 1000

OWNER'S NAME  
MONTGOMERY COUNTY  
STATE OF MISSOURI  
COMMISSIONER OF LANDS  
PLAT NO. 1000  
DATE OF RECORDING  
RECORDED IN BOOK NO. 1000 PAGE 1000

OWNER'S NAME  
MONTGOMERY COUNTY  
STATE OF MISSOURI  
COMMISSIONER OF LANDS  
PLAT NO. 1000  
DATE OF RECORDING  
RECORDED IN BOOK NO. 1000 PAGE 1000

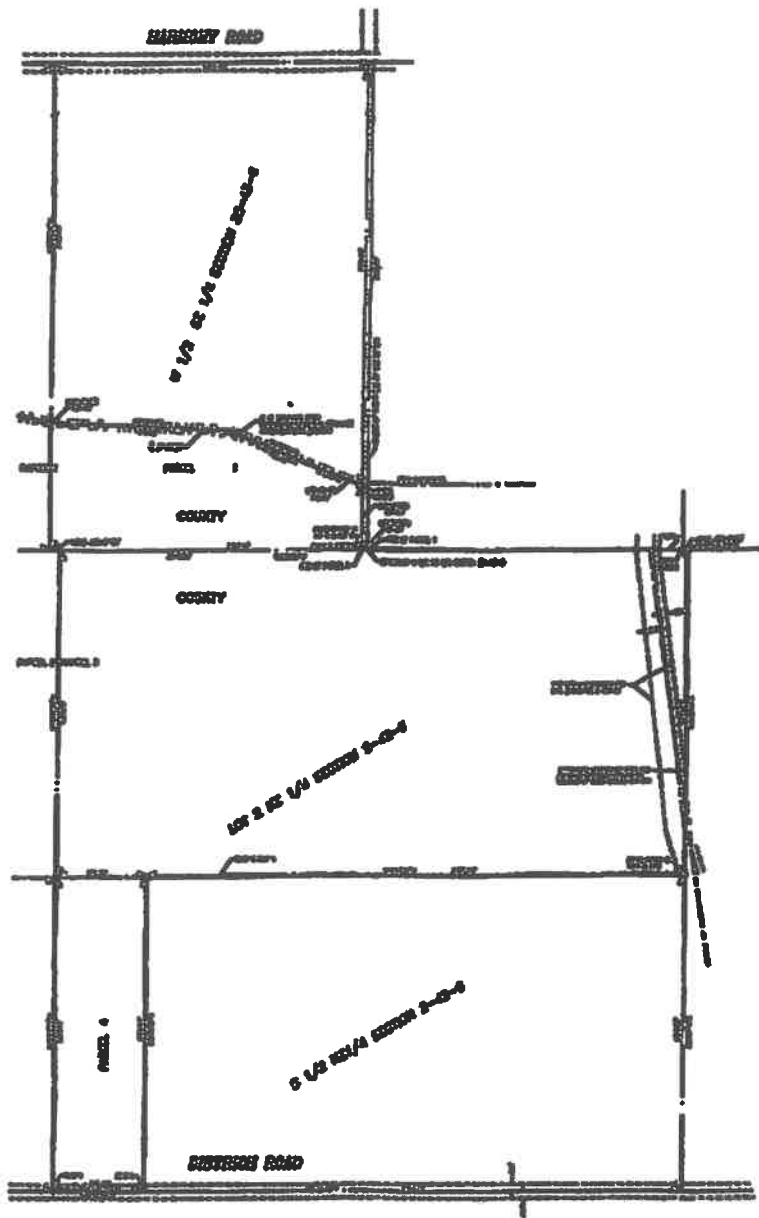


ALTA/ACSM LAND TITLE SURVEY





# ALTA/ACSM LAND TITLE SURVEY



NO.	DESCRIPTION	ACRES
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

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

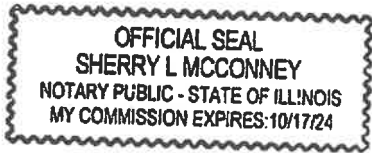
Daniel B Light  
\_\_\_\_\_pers

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

Leah Vasyl  
Signature