



2020K081556

SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 12/29/2020 10:10 AM
REC FEE: 53.00 RHSPS FEE: 9.00

QUIT CLAIM DEED

THE GRANTORS, Cynthia K. Kuschel and Pamela S. Neisendorf, as Successor Co-Trustees of the Kenneth H. Bartels Declaration of Trust No. 101 dated April 18, 1978; CYNTHIA K. KUSCHEL, as Trustee of the Cynthia K. Kuschel Declaration of Trust dated November 19, 2012; and PAMELA S. NEISENDORF, Individually, of the County of Kane and State of Illinois for the consideration of Ten and No/100 Dollars and other good and valuable consideration, CONVEY and QUIT CLAIM to

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KCB Farms, LLC, an Illinois limited liability company
39W130 Adobe Ridge
Elgin, IL 60124

all interest in the following described Real Estate situated in the County of Kane and State of Illinois, and legally described as follows:

Parcel One: The North 60 acres of the Northeast Quarter of Section 20, Township 41 North, Range 7 East of the Third Principal Meridian, in the Township of Plato, Kane County, Illinois.

Parcel Two: The South half of the Southeast Quarter of Section 17; the North Half of the Northeast Quarter of Section 20 (except the North 60 acres thereof); and the Northwest Quarter of the Northwest Quarter of Section 21 (except that part described as follows: Beginning at the Southeast corner of the Northwest Quarter of said Northwest Quarter; thence West along the South line of said Quarter Quarter 34 feet; thence North 45 degrees East 52 feet to the East line of said Quarter Quarter; thence South along said East line 34 feet to the East point of beginning, all in the Township 41 North, Range 7 East of the Third Principal Meridian in the Township of Plato, Kane County, Illinois.

Exempt under provisions of Paragraph (e),
35 ILCS 200/31-45, Property Tax Code.

12-22-20

Date

[Signature]
Buyer, Seller or Representative

Permanent Index Nos.: 05-20-200-001, 05-20-200-002, 05-17-400-002 and 05-21-100-001

Addresses of Real Estate: 10N831 Route 47, Elgin, IL 60124

This Property is not the homestead property of Pamela Neisendorf or her spouse.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 22 day of December, 2020.

Cynthia K. Kuschel
Cynthia K. Kuschel, as Successor Co-Trustee

Pamela S. Neisendorf
Pamela S. Neisendorf, as Successor Co-Trustee

Cynthia K. Kuschel
Cynthia K. Kuschel, as Trustee

Pamela S. Neisendorf
Pamela S. Neisendorf, Individually

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid **DO HEREBY CERTIFY** that **Cynthia K. Kuschel and Pamela S. Neisendorf, as Successor Co-Trustees of the Kenneth H. Bartels Declaration of Trust dated April 18, 1978; CYNTHIA K. KUSCHEL, as Trustee of the Cynthia K. Kuschel Declaration of Trust dated November 19, 2012; and PAMELA NEISENDORF, Individually**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 22 day of December, 2020.

Keith A. Spong
Notary Public

Prepared by and after
recording mail to:

Keith A. Spong
HUCK BOUMA PC
2425 Royal Boulevard, Suite 1
Elgin, IL 60123-2507



Mail Subsequent Tax Bills to:

KCB Farms, LLC
39W130 Adobe Ridge
Elgin, IL 60124

**RECORDER OF KANE COUNTY
PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION**

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CYNTHIA K. KUSCHEL, being duly sworn on oath, state that she resides at 39W130 Adobe Ridge, Elgin, IL 60124.

And further states that: (please check the appropriate box)

- A. ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. ☐ That the attached deed is not in violation of 765 205/1(b) for one of the following reasons: (please circle the appropriate number)
1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as right-of-way for railroads and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
 7. Conveyance made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
 9. The sale is of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

AFFIANT further states that she makes this Affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording.

Cynthia K. Kuschel
Cynthia K. Kuschel

SUBSCRIBED and SWORN to before me this 22 day of December, 2020.

Keith A. Spang
Notary Public

