

TRUSTEE'S DEED



2024K011949

Sandy Wegman

RECORDER - KANE COUNTY, IL

RECORDED: 4/12/2024 11:09 AM

REC FEE: 59.00 RHSPS FEE: 18.00

PAGES: 4

THIS INDENTURE, made on April 8, 2024, between JAMES R. PETERSON, of 49W865 Peterson Road, Maple Park, Illinois, as Trustee under the provisions of a trust agreement dated June 23, 2010, known as PETERSON LAND TRUST NUMBER 1, party of the first part, and ROADSIDE FARMS 1921, LLC, of 911 Main Street, Maple Park, Illinois, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration, and other good and valuable consideration in hand paid does hereby **CONVEY and QUIT-CLAIM** unto said party of the second part, the following described real estate, situated in Kane County, Illinois, to wit:

PARCEL ONE:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 7, 1168.02 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES, 47 MINUTES, 17 SECONDS MEASURED COUNTER CLOCKWISE FROM SAID SOUTH LINE, 1344.5 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE WESTERLY AT AN ANGLE OF 89 DEGREES, 34 MINUTES, 04 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE, 1471.97 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES, 25 MINUTES, 56 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE 1320 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY AT AN ANGLE OF 89 DEGREES, 47 MINUTES, 17 SECONDS MEASURED CLOCKWISE FROM THE LAST PRESCRIBED COURSE, ALONG SAID SOUTH LINE 1471.98 FEET TO THE POINT OF BEGINNING; ALL IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 439.56 FEET

AND EXCEPT THE WEST 660 FEET) OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF VIRGIL, KANE COUNTY, ILLINOIS.

Property Address: 50W372 Peterson Road, Maple Park, Illinois 60151

PIN(s): 07-07-400-003 & 07-07-300-009

together with the tenements and appurtenances thereunto belonging.

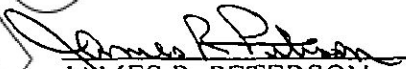
TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit, and behalf, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has signed hereto, the day and year first above written.


JAMES R. PETERSON, as Trustee under the provisions of a trust agreement dated June 23, 2010, known as PETERSON LAND TRUST NUMBER 1

Pursuant to 35 ILCS 200/31-45(e), this Deed is exempt from the provisions of the Real Estate Transfer Tax Law.


JAMES R. PETERSON 4/ 8 /2024
Dated

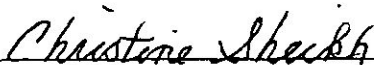
STATE OF ILLINOIS)

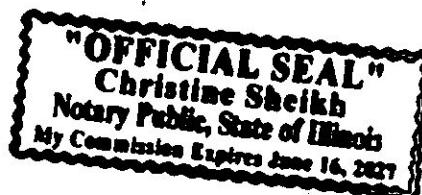
) SS.

COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES R. PETERSON are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8 day of April, 2024.


Notary Public



Prepared By:

Leslie G. Bleifuss, Esq.
BLEIFUSS LAW, LTD.
210 E. North Street
Elburn, IL 60119

***Grantee's Address and
Mail Deed and Tax Bill to:***

pd

ROADSIDE FARMS 1921, LLC
Attn: Kevin Peterson
PO Box 335
Maple Park, IL 60151

Unofficial

PLAT ACT AFFIDAVIT

Affidavit of compliance with provisions of "An Act to revise the law in relation to plats as amended effective on October 1, 1973". The following statement of exemption under the Plat Act is required by the RECORDER OF DEEDS OF KANE COUNTY according to paragraph 5a of said act as follows: "Recorder of Deeds or Register of Title of any County shall not record deeds or leases which attempt to convey property contrary to the provisions of this act. In case of doubt, the Recorder of Deeds or the Registrar of Title of any County may require the person presenting such deed or lease to give evidence of the legality of a conveyance by an affidavit as to the facts which exempt such conveyance from the provisions of this Act."

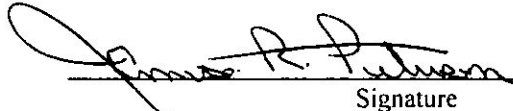
STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

JAMES R. PETERSON, being duly sworn on oath, states that he resides at 49W865 Peterson Road, Maple Park, Illinois, and states that the attached deed is not in violation of Paragraph 1, Chapter 109 of the Illinois Revised Statutes for one of the following indicated reasons:

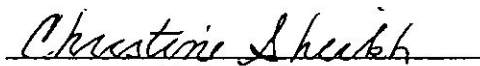
- _____ Said Act is not applicable as the grantors own no adjoining property to that described in this conveyance
- _____ 1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- _____ 2. The division of 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 between owners of adjoining and contiguous land.
- _____ 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities or pipe lines which does not involve any new street 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 purposes 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. Conveyances made to correct descriptions in prior conveyances.
- _____ 8. The sale or exchange of parcels or tracts of land following the division into no more that 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements or access.
- _____ 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, 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 the effective date of this amendatory Act of 1973.

XXXXX10. THIS CONVEYANCE DOES NOT SUBDIVIDE ANY LAND.

AFFIANT further states that he makes this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF KANE COUNTY that the conveyance by the attached instrument is within and in compliance with the provisions of the Illinois Plat Act.


Signature

Sworn and signed before me this 8 day of April, 2024.


Notary Public

