

2020K009043

SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 2/20/2020 11:46 AM
REC FEE: 53.00 RHSPS: 9.00
PAGES: 5

GREATER ILLINOIS TITLE COMPANY
300 East Roosevelt Road
Wheaton, Illinois 60187

51002714

1082

DEED IN TRUST

THE GRANTORS, Daniel A. Davis of 2135 N. Porpoise Point Lane, Vero Beach, FL 32963 and Jennifer L. Davis of 40W704 Powers Rd., Huntley, IL 60142, husband and wife, for and in consideration of Ten and no/100s Dollars, and other good and valuable considerations in hand paid, convey and quit claim unto Jennifer L. Davis of 40W704 Powers Rd., Huntley, IL 60142 as Trustee under the provisions of the Jennifer L. Davis Trust dated November 14, 2019 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement. Grantee, in fee simple, the following described real estate in the County of Kane and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, PINS AND ADDRESS

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed,

mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Dated this 13 day of Feb. 2020

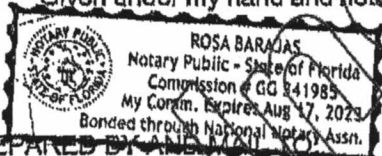
Daniel A. Davis
Daniel A. Davis

Jennifer L. Davis
Jennifer L. Davis

Florida
STATE OF ILLINOIS
COUNTY OF Indian River ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel A. Davis and Jennifer L. Davis 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.

Given under my hand and notarial seal, this 13 day of Feb. 2020.



Rosa Barajas
FL Driver License Notary Public
physical presence Notary Public

PREPARED BY ANDREW
GIAGNORIO & ROBERTELLI, LTD.
P.O. BOX 726
BLOOMINGDALE, IL 60108

SEND SUBSEQUENT TAX BILLS TO:
JENNIFER L. DAVIS
40W704 POWERS RD.
HUNTLEY, IL 60142

"EXEMPT UNDER PROVISIONS OF
PARAGRAPH 5 SEC. 4 OF THE
REAL ESTATE TRANSFER ACT"
DATE 2/13/2020 BY [Signature]

Exhibit "A" (page 1 of 2)

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE NORTH 0 DEGREES 05 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 740.0 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 54 MINUTES, 36 SECONDS, EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 360.0 FEET THENCE NORTH 0 DEGREES 05 MINUTES 24 SECONDS EAST AT THE RIGHT ANGLES TO THE LAST DESCRIBED COURSE 257.0 FEET, THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST AT THE RIGHT ANGLES TO THE LAST DESCRIBED COURSE 360.0 FEET TO A SAID WEST LINE, THENCE SOUTH 0 DEGREES 05 MINUTES 24 SECONDS WEST ALONG SAID WEST LINE 257.0 FEET TO THE POINT OF BEGINNING, IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

PIN: 02-03-300-064

ADDRESS: 40W704 Powers Rd., Huntley, IL 60142

Unofficial Copy

Exhibit "A" (page 2 of 2)

PARCEL 2:

THAT PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 41 IN UNIT ONE, THE LANDINGS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1267131; THENCE SOUTH 0 DEGREES 14 MINUTES 50 SECONDS EAST ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID LOT 451.0 FEET TO A POINT THAT IS 40.0 FEET NORTHERLY OF THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3 (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST PARALLEL WITH SAID SOUTH LINE 366.08 FEET; THENCE NORTH 21 DEGREES 28 MINUTES 19 SECONDS WEST 108.84 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 28 MINUTES 19 SECONDS EAST ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED 151.76 FEET TO SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE 106.77 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE NORTH 0 DEGREES 05 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 740.0 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 360.0 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 24 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 257.0 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 360.0 FEET TO SAID WEST LINE; THENCE NORTH 0 DEGREES 05 MINUTES 24 SECONDS EAST ALONG SAID WEST LINE 1185.46 FEET TO A POINT THAT IS 460.99 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE SOUTH 47 DEGREES 26 MINUTES 46 SECONDS EAST 2225.0 FEET; THENCE SOUTH 56 DEGREES 49 MINUTES 50 SECONDS EAST 153.11 FEET TO THE MOST NORTHERLY CORNER OF LOT 32 IN SAID UNIT ONE; THENCE SOUTH 24 DEGREES 55 MINUTES 36 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 32 121.88 FEET TO THE NORTHEAST CORNER OF LOT 33 IN SAID UNIT; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST ALONG A NORTHERLY LINE OF SAID UNIT 678.0 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE NORTH 0 DEGREES 14 MINUTES 50 SECONDS WEST ALONG AN EASTERLY LINE OF SAID UNIT 15.0 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST ALONG A NORTHERLY LINE AND NORTHERLY LINE EXTENDED OF SAID UNIT 613.0 FEET TO A POINT THAT IS 27.0 FEET WESTERLY OF THE NORTHWEST CORNER OF SAID LOT 41; THENCE NORTH 70 DEGREES 16 MINUTES 04 SECONDS WEST 247.86 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 51 SECONDS WEST 143.0 FEET TO A LINE DRAWN NORTH 0 DEGREES 05 MINUTES 24 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 05 MINUTES 24 SECONDS WEST 436.82 FEET TO THE POINT OF BEGINNING, IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

PINS: 02-03-300-065 AND 02-03-300-062



Sandy Wegman

Kane County Recorder
719 S. Batavia Ave., Bldg. C
Geneva, IL 60134
Phone: 630-232-5935
Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF KANE) ss

Jennifer L Davis

, being duly sworn on oath,

states that affiant resides at 40W704 Powers Road, Huntley, IL 60142

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. [X] That the attached deed is not in violation of 765 ILCS 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 5.0 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 one (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 right of way for railroads or other public utility facilities 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 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 than two (2) 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 of a single lot of less than 5.0 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;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that S he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

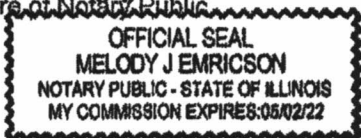
This 24th day of January, 2020.

Melody J Emricson

Signature of Notary Public

Jennifer L Davis

Signature of Affiant



CERTIFICATION OF TRUST

Name of Trust: Jennifer L. Davis Trust

Date trust instrument was executed: NOVEMBER 14, 2019

Tax Identification Number of Trust: 397-72-7000

Name of settlor of trust: Jennifer L. Davis

Name and address of
currently acting trustee: Jennifer L. Davis
40W704 Powers Road, Huntley, IL 60142

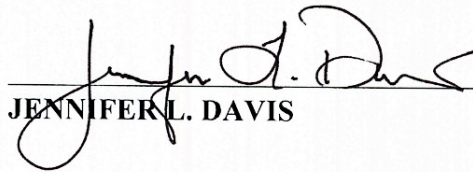
Name of successor trustee: Daniel A. Davis

The trustee has all powers granted by law plus specific powers described in the trust.

This is a revocable trust.

I certify that the above-named trust is in full force and has not been revoked, modified or amended in any manner which would cause the representations in this Certification of Trust to be incorrect.

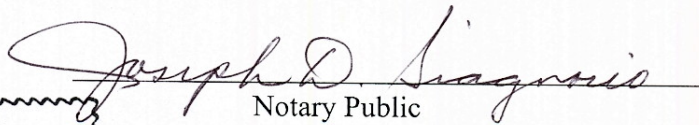
IN WITNESS THEREOF, the undersigned, being a trustee of the above-named trust with the authority to execute this Certification of Trust, does hereby execute it on NOVEMBER 14, 2019.



JENNIFER L. DAVIS

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

This instrument was signed and acknowledged before me on NOVEMBER 14, 2019, by Jennifer L. Davis.



Notary Public

