

1724CNE01101224V  
CHICAGO TITLE & TRUST.

2025K000848

SANDY WEGMAN  
RECORDER - KANE COUNTY, IL  
RECORDED: 1/8/2025 2:09 PM  
REC FEE: 81.00 RHSPS: 18.00  
STATE TAX: 2,010.00  
COUNTY TAX: 1,005.00  
PAGES: 5

**WARRANTY DEED**  
(LLC - LLC)

**MAIL RECORDED DEED TO:**

Chestnut Skies, LLC  
503 Wexford Court  
St. Charles, IL 60175

**MAIL TAXBILL TO:**  
~~MAIL RECORDED DEED TO:~~

Chestnut Skies, LLC  
503 Wexford Court  
St. Charles, IL 60175

The Grantor, Hawks Farm, LLC, an Illinois limited liability company, maintaining its registered office and principal place of business located at 8N852 Burlington, Hampshire, IL 60140, and pursuant to authority given by the sole member of said limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby **Conveys and Warrants** to the Grantee, Chestnut Skies, LLC, an Illinois limited liability company maintaining its registered office at 503 Wexford Court, St. Charles, IL 60175, all interest in the Real Estate, situated in the County of Kane, in the State of Illinois, legally described and known as follows, to wit:

**SEE ATTACHED LEGAL DESCRIPTION RIDER**

Permanent Index      05-31-280-018  
Number:  
   05-31-100-004  
Property Address:    8N852 Burlington, Hampshire, IL 60140

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging; to have and to hold said premises forever, **subject to the following matters:**

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

In Witness Whereof, the General Partners of said Limited Partnership have executed this Warranty Deed on this date: December 31, 2024

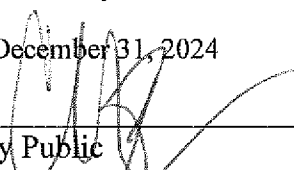
**Grantors:** Hawks Farm, LLC a Limited Liability Company

By: Laura Manuel a/k/a Laura Verhage  
Laura Manuel, a/k/a Laura Verhage,  
Its sole Member

Chicago Title Insurance Co.  
1795 West State Street  
Geneva Illinois 60134

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 Laura Manuel personally known to me to be the Members / Managers of Hawks Farm, LLC Limited Liability Company, and personally known to me to be same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Members / Managers they signed, sealed and delivered the said instrument pursuant to the authority given by the Members / Managers of said Limited Liability Company, as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes set forth therein.

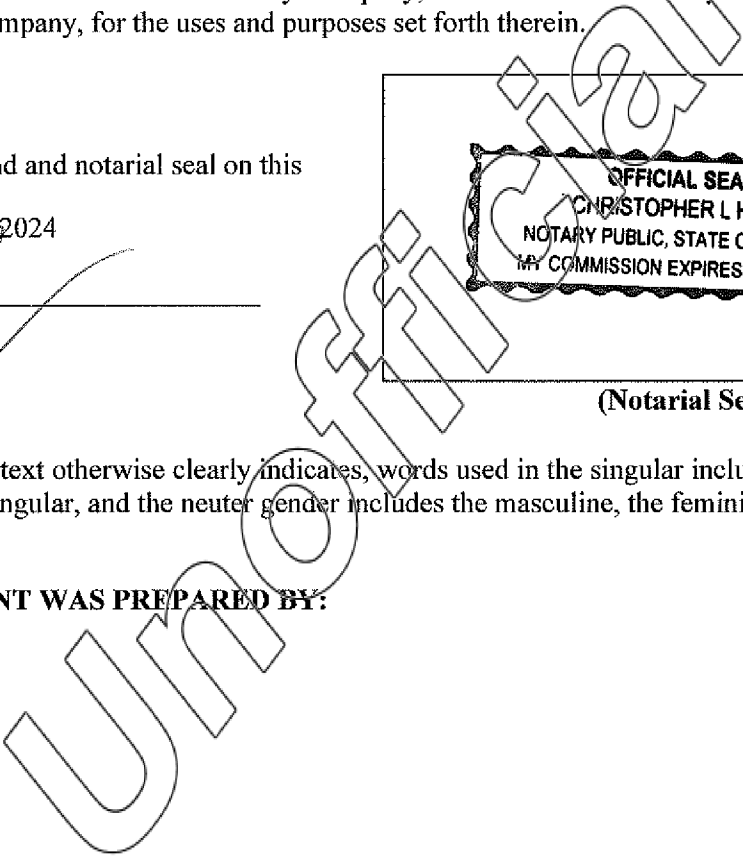
Given under my hand and notarial seal on this  
date: December 31, 2024  
  
\_\_\_\_\_  
Notary Public



(Notarial Seal)

Note: Unless the context otherwise clearly indicates, words used in the singular include the plural, the plural includes the singular, and the neuter gender includes the masculine, the feminine and the non-binary.

**THIS INSTRUMENT WAS PREPARED BY:**  
**Banahan & Haas**  
**22 S. 4<sup>th</sup> Street**  
**Suite 5**  
**Geneva, IL 60134**  
**630-653-4300**



## EXHIBITA

Order No.: 24CNE011018GV

For APN/Parcel ID(s): 05-31-200-018 and 05-31-100-004

THAT PART OF THE NORTH 1/2 OF SECTION 31 AND THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE EAST LINE OF SECTION 31 AFORESAID 23.82 CHAINS NORTH OF QUARTER SECTION LINE; THENCE SOUTH 87 DEGREES WEST 10.24 CHAINS TO THE CENTER LINE OF THE HIGHWAY; THENCE SOUTH 30 DEGREES 35 MINUTES EAST 4.25 CHAINS ALONG SAID CENTER LINE; THENCE WEST 31.95 CHAINS TO A POINT IN THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 31 AFORESAID 19.80 CHAINS NORTH OF THE CENTER LINE OF SAID SECTION 31; THENCE NORTH ALONG THE QUARTER SECTION LINE 7.91 CHAINS; THENCE SOUTH 89 DEGREES 03 MINUTES WEST 23.97 CHAINS TO THE WEST LINE OF SAID SECTION; THENCE NORTH ALONG SAID WEST LINE AND THE WEST LINE OF SECTION 30 AFORESAID 16.08 CHAINS; THENCE NORTH ALONG THE WEST LINE OF SECTION 30 AFORESAID 697.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SECTION 30 AFORESAID 1580.6 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH ALONG SAID QUARTER SECTION LINE 698.8 FEET TO A POINT 2.62 CHAINS NORTH OF THE SOUTH LINE OF SAID SECTION 30; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18.02 CHAINS TO THE CENTER LINE OF THE HIGHWAY (THIS POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 30 DEGREES 54 MINUTES 23 SECONDS EAST ALONG SAID CENTER LINE 542.12 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS WEST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 31, A DISTANCE OF 407.87 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 397.87 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4 646 FEET TO THE CENTER LINE OF BURLINGTON ROAD; THENCE NORTH 30 DEGREES 54 MINUTES 23 SECONDS WEST ALONG SAID CENTER LINE TO A POINT 9.44 CHAINS SOUTHEASTERLY FROM POINT "A" AFORESAID; THENCE EAST PARALLEL WITH THE NORTH LINE OF SECTION 31 AFORESAID 17.74 CHAINS TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE NORTH 1/2 OF SECTION 31 AND THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 30; THENCE NORTH 0 DEGREES, 27 MINUTES, 37 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTH EAST 1/4, 172.92 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 59 MINUTES, 44 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTH EAST 1/4, 1184.49 FEET TO THE CENTER LINE OF BURLINGTON ROAD; THENCE SOUTH 30 DEGREES, 55 MINUTES, 02 SECONDS EAST, ALONG SAID CENTER LINE 542.12 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 44 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, 3046.52 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE NORTH 0 DEGREES, 02 MINUTES, 37 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 31; 177.59 FEET TO THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0 DEGREES, 08 MINUTES, 53 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 31 AND THE WEST LINE OF SAID SECTION 30, 954.95 FEET TO A POINT SOUTH 0 DEGREES, 08 MINUTES, 53 SECONDS EAST 1784.38 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES, 51 MINUTES, 33 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1580.79 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 0 DEGREES, 27 MINUTES, 37 SECONDS EAST, ALONG SAID

**EXHIBITA**

(continued)

EAST LINE, 698.80 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF THE  
NORTHEAST 1/4 OF SAID SECTION 31 LYING EASTERLY OF THE CENTER LINE OF  
BURLINGTON ROAD, ALL IN THE TOWNSHIP OF PLATO, KANE COUNTY, ILLINOIS.

Unofficial



**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 )<sup>ss</sup>

Hawks Farm, LLC, an Illinois limited liability company, being duly sworn on oath,  
states that affiant resides at 8N852 Burlington, Hampshire, IL 60140

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 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

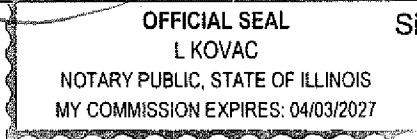
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
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   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 3rd day of January, 2025.

Signature of Notary Public [Signature]



Signature of Affiant Laure Manuel, aka  
Laure Ferguson  
[Signature]  
her atty in fact