

DAH 230091646EN
TRUSTEE'S DEED

2024K000740

SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 1/8/2024 1:02 PM
REC FEE: 59.00 RHSPS: 18.00
STATE TAX: 395.00
COUNTY TAX: 197.50
PAGES: 5

THE GRANTOR WILLIAM H. SCHUPPENHAUER, AS TRUSTEE OF THE WILLIAM H. SCHUPPENHAUER LIVING TRUST, DATED DECEMBER 2, 2014, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY(S) and WARRANT(S) to WHISKEY GRAIN KENNELS LLC, GRANTEE the following described real estate situated in the County of Kane, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Permitted Exceptions set forth on Exhibit B attached hereto.

This is a NON-HOMESTEAD PROPERTY, however to the extent that the Real Estate is deemed to be a homestead property then Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PERMANENT REAL ESTATE INDEX NO.: 0736-100-013

ADDRESS OF PROPERTY: Vacant Farm Land, approximately 28.58 acres, Unincorporated Virgil Township, IL 60151

Dated as of this 21st day of December, 2023

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK -
SIGNATURE ON FOLLOWING PAGE]

* 31847 Bittersweet Rd, Saint Charles, IL 60155-4845

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

GRANTOR:

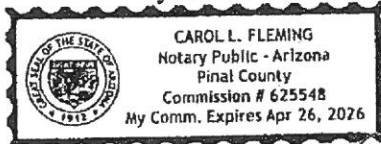
William H. Schuppenhauer, as Trustee of the
William H. Schuppenhauer Living Trust,
dated December 2, 2014

By: William H. Schuppenhauer
William H. Schuppenhauer, as Trustee

STATE OF AZ.)
) SS
COUNTY OF Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William H. Schuppenhauer, 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 and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under by hand and official seal this 21 day of December, 2023.



Carol L. Fleming
Notary Public

This Instrument was prepared by:

Lindsay K. Sanchez, Esq.
200 W. Main Street
St. Charles, IL 60174

Grantee's address and send subsequent tax bills to:

Whiskey Grain Kennels, LLC
913 Merry Lane
Oak Brook, Illinois 60523

When recorded return to:

Christine R. Walsh
Robbins DiMonte, Ltd
180 North LaSalle Street, Ste 3300
Chicago, Illinois 60601

**EXHIBIT A
TO TRUSTEE'S DEED**

Order No.: 23009696GV

For APN/Parcel ID(s): 07-36-100-013

THE NORTH 987.67 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF VIRGIL, KANE COUNTY, ILLINOIS (CONSISTING OF APPROXIMATELY 30 ACRES),

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1325.10 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE, 917.67 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE, 202.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1119.67 FEET OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE, 1320.65 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE 162.00 FEET TO A POINT THAT IS 957.67 FEET SOUTH OF THE POINT OF COMMENCEMENT; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES 33 MINUTES 25 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 1040.54 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST COURSE, AS MEASURED CLOCKWISE THEREFROM, 40.00 FEET; THENCE EASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 17 MINUTES 59 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTER-CLOCKWISE THEREFROM, 280.60 FEET TO THE POINT OF BEGINNING IN VIRGIL TOWNSHIP, KANE COUNTY, ILLINOIS.

EXHIBIT B
TO TRUSTEE'S DEED

1. Taxes for the years 2023 and subsequent years.
2. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
3. 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, together with utility rights therein.
4. Rights of Way for underground drainage tiles, and underground pipes, if any.
5. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land.
6. Premises in question are included in Drainage District No. 1 in the Township of Virgil, Kane County, Illinois, organized by the order of the Drainage Commissioners of said Township, entered March 17, 1883 and said premises are subject to the regulations and provisions of the Drainage Act and amendments thereto.
7. Grant by A. F. Johnson to Drainage Commissioners of Drainage District No. 1 of the Town of Virgil, Kane County, Illinois, dated June 25, 1903 and recorded on March 19, 1929 in Book 900, Page 234, as Document 320346 for the construction, repair and maintenance of a certain ditch for the use of said Drainage District of the right of way in and along a certain tract of land 30 feet in width, described as follows, to wit: The North 30 feet of the Northwest quarter of the Northwest quarter of Section 36, Township 40 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois. The center line of the open ditch established by said Drainage Commissioners as shown by the survey and plat of said Drainage District now on file in the office of the Clerk of said Drainage Commissioners, being taken as the North line of the land hereby conveyed. Provided that if the premises hereby conveyed shall cease to be used for the purposes herein expressed, then, in that case, all title and right hereby conveyed shall revert to first party, his heirs, executors, administrators and assigns.

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF AZ)
) SS
COUNTY OF Maricopa)

William H. Schuppenhauer, as Trustee of the William H. Schuppenhauer Living Trust, dated December 2, 2014 being duly sworn on oath, states that he is the owner of Vacant Farm Land, approximately 28.58 acres, in unincorporated Virgil Township, Illinois 60151

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

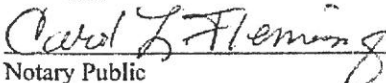
B. ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5 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 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 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 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 he makes this affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording.


William H. Schuppenhauer, as Trustee

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st DAY OF December, 2023.


Notary Public

