



First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

**2018K016259  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL**

RECORDED: 4/10/2018 12:00 PM  
REC FEE: 48.00 RHPFS FEE: 9.00  
STATE TAX: 375.00  
COUNTY TAX: 187.50  
PAGES: 4

THE GRANTOR, GODING'S UNION 76, INC. D/B/A GODING'S MARATHON, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of \$1.00, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to CSAA One Real Estate Inc. of 926 N Willow Rd, Elmhurst of the County of Dupage, the following described Real Estate situated in the County of Kane in the State of Illinois, to wit:

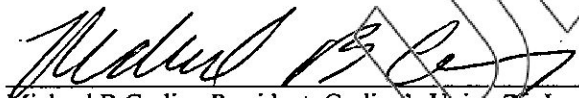
*See Exhibit "A" attached hereto and made a part hereof*

**SUBJECT TO:**

Permanent Real Estate Index Number(s): 15-29-204-035  
Address(es) of Real Estate: 1150 Prairie St, Aurora, Illinois 60506

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its MICHAEL GODING, and attested by its President this

5 day of April, 2018

  
Michael B Goding President, Goding's Union 76, Inc  
d/b/a Goding's Marathon

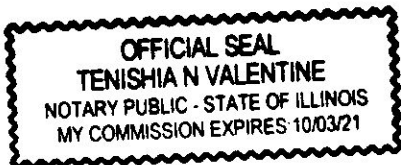
**FIRST AMERICAN TITLE  
FILE # 2900053**

*clg 1 of 2*

STATE OF ILLINOIS, COUNTY OF Kane ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that MICHAEL B GODING, personally known to me to be the President of GODING'S UNION 76, INC. d/b/a GODING'S MARATHON of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such MICHAEL GODING signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>nd</sup> with day of April, 2018



*Tenishia N Valentine*  
(Notary Public)

[Exempt]

**Prepared by:**

Donald R. Dickinson  
440 W. Galena Blvd  
Aurora, Il 60506

**Mail to:**

Michael A. Kraft, Esq  
Kraft Law Office  
Dupage Corporate Center  
1919 S. Highland Ave  
Building D, Suite 124  
Lombard, Illinois 60148

**Name and Address of Taxpayer:**

CSAA One Real Estate Inc.  
1150 Prairie St  
Aurora, Il 60506

Unofficial

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lots 1 and 2 of Brown's Subdivision of the East 133.0 Feet of Lot 8 of Lathrop's Subdivision of North Half of Northeast Quarter of Section 29, Township 38 North, Range 8 East of the Third Principal Meridian, Aurora, in the Township of Aurora, Kane County, Illinois.

Permanent Index #'s: 15-29-204-035

Property Address: 1150 Prairie Street, Aurora, Illinois 60506

Unofficial

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )  
COUNTY OF KANE )<sup>ss</sup>

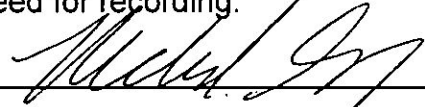
MICHAEL GODING, being duly sworn on oath, states that affiant resides at  
1150 Praire St, Aurora, Il 60506

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)

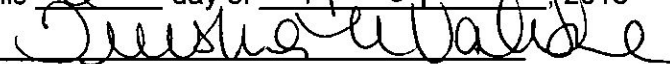
1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
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 she makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

  
\_\_\_\_\_  
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

This 6<sup>th</sup> day of April, 2018

  
\_\_\_\_\_  
Signature of Notary Public

