

FILED FOR RECORD
KANE COUNTY, ILL.

AUG 20 2019 91K52520

91 SEP 26 PM 3:45

Kane Co. Dev. Dept.
Zoning Division

Alyssa 987 Rain
RECORDER



**HARRIS
BANK
ST. CHARLES**



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

SEP 26 91 DEPT OF REVENUE
RR. 10835

Trustee's Deed

TRUST DEPARTMENT

This Indenture, WITNESSETH, that as Grantor, the HARRIS BANK ST. CHARLES, formerly known as State Bank of St. Charles, AN Illinois Corporation duly organized and existing as a banking association with trust powers, of St. Charles, Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said banking association in pursuance of a certain Trust Agreement, dated the 14th day of AUGUST, 19 88 and known as Trust Number 1965 party of the first part, and Mary Ann Kreppe], A Married Person of 424025 Silver Glenn Road, St. Charles, Illinois 60175 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of 100,000.00 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part,

the following described real estate, situated in KANE COUNTY County, Illinois, to-wit:

PARCEL 1
That part of the Northeast quarter of Section 29, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of Christensen Subdivision; thence North 89° 41' West along the North line of said Subdivision extended, 139 feet for the point of beginning; thence North 89° 41' West along said line extended, 245.70 feet; thence South 0° 25' East 315 feet; thence South 89° 41' East 384.70 feet to the Southwest corner of said Christensen Subdivision; thence North 0° 25' West line of said Subdivision extended, 39.79 feet; thence North 37° 10' West 233.37 feet to a point due South 90 feet from the point of beginning together with the tenements and appurtenances thereto belonging thence North 90 feet to the point of beginning, in the Township of St. Charles, Kane County, Illinois.

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

See Parcel 2 Attached.....

P.I.N. 09-29-226-002
Commonly Known As: 30952 Bittersweet, St. Charles, IL 60175

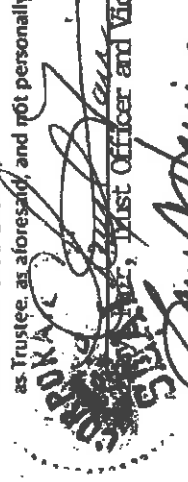
This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. SUBJECT, HOWEVER, to the following: items of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 T.O. & V. President and attested by its T.O. this 19th day of September, 19 91

91K52520

GUILD

HARRIS BANK ST. CHARLES, formerly known as State Bank of St. Charles, as Trustee, as aforesaid, and not personally



Tracy A. Harris, Trust Officer and Vice-President

ATTEST
Alyssa 987 Rain
Alyssa Harris, Trust Office
GENEVA, IL 60134

RETURN RECORDED DEED TO:
Attorney John Schmidt
P. O. Box 656
Geneva, IL 60132

THIS INSTRUMENT PREPARED BY: MARY ANN KREPPE]
424025 SILVER GLENN RD.
ST. CHARLES, IL 60175
5280 8140
County Tax Paid \$ 9500
Attorney William Z. Foss
1650 E. Main Street
St. Charles, IL 60174

SEND TAX BILLS TO:

Kas 190.00

STATE OF ILLINOIS }
COUNTY OF KANE }

SS.

I, Penny Hazen

a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY.

that Coaryl Fair, Trust Officer and Vice

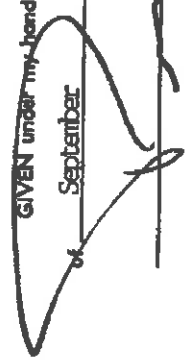
President of HARRIS BANK ST. CHARLES

a banking association, and Lory A. Harris, Trust Officer

Lory A. Harris of said banking association, personally known to me to be the
persons whose names are subscribed to the foregoing instrument as such
President and L.O., respectively, appeared before me this day in person
and acknowledged that they signed and delivered the said instrument as their own
free and voluntary acts, and as the free and voluntary act of said banking association,
as Trustee, for the uses and purposes therein set forth; and the said Lory A. Harris did also
then and there acknowledge that he, as custodian of the corporate seal of said bank-
ing association, did affix the said corporate seal of said banking association to said
instrument as his own free and voluntary act, and as the free and voluntary act of said
banking association, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day

of September 19 91



My commission expires

Notary Public.



0418 0826

2

Deed

HARRIS BANK ST. CHARLES
ST. CHARLES, ILLINOIS

As Trustee under Trust Agreement

TO

HARRIS BANK ST. CHARLES
ST. CHARLES, ILLINOIS

91K52520

Harris Bank St. Charles to Krempel

PARCEL 2 - Continued

Easement for road purposes for the benefit of Parcel 1 as created by deed from J. B. Christensen and Katherine Christense, Husband and Wife, to Max W. Christensen and Shirley Christense, Husband and Wife, dated December 14, 1948 and recorded December 31, 1948 as Document 619421, Book 1435, Page 338

Unofficial

0418 0827

91K52520

- RECORDER OF DEEDS OF
AFFIDAVIT - PLAT ACT

COUNTY RECORD
KANE COUNTY, ILL.

STATE OF ILLINOIS)
) SS.
COUNTY OF)

91K52520

91 SEP 26 PM 3:45

I, Cheryl Fair

Cheryl M. Rainald
RECORDER

sworn on oath, states that she resides at 1379 E. ST. CLAIR ST, being duly
Geneva, Illinois

0418 0898

. That the attached deed is

not in violation of Section 1 of Chapter 109 of the Illinois Revised
Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED and SWORN to before me this 19th day of September,
A.D. 19 91.

91K52520

NOTARIAL SEAL
PENNY S. HAZEN
Notary Public, State of Illinois
My Commission Expires 2/20/94

Cheryl Fair
Notary Public