

Legal Description

Legal Description as contained in Commitment for Title Insurance issued by Chicago Title Company, LLC Commitment No. 19CNW667015GV dated August 24, 2020.

PARCEL 1:

LOT 119 OF DIEHL'S MARYWOOD ACRES, UNIT FIVE, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

LOT 127 IN DIEHL'S MARYWOOD ACRES UNIT 5 AND THE WEST 33 FEET OF LOT 25 IN MARYWOOD ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, AND PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

Lots 119 and 127 as designated upon Diehl's Marywood Acres Unit 5, being a subdivision of part of the Southeast Quarter of Section 2, and part of the Northeast Quarter of Section 11, all in Township 38 North, Range 8 East of the Third Principal Meridian, the plat of which subdivision was recorded November 25, 1960 as Document No. 934991 in the Recorder's Office of Kane County, Illinois, also part of Lot 25 as designated upon Marywood Estates, being a subdivision of part of the Southeast Quarter of Section 2, and part of the Northeast Quarter of Section 11, all in Township 38 North, Range 8 East of the Third Principal Meridian, the plat of which subdivision was recorded October 21, 1947 as Document No. 591312 in said Recorder's Office, described as follows:

Beginning at the Northeast corner of said Lot 119 thence South 3 degrees 17 minutes 07 seconds East along the East line of said Lot 119, a distance of 362.09 feet; thence South 0 degrees 31 minutes 48 seconds East along the East line of said Lot 119, a distance of 176.29 feet to the Southeast corner thereof; thence South 87 degrees 47 minutes 12 seconds West along the South line of said Lots 119 and 127, a distance of 328.94 feet to the Southwest corner of said Lot 127, said point also lying in the East line of said Lot 25 of said Marywood Estates; thence South 1 degree 00 minutes 16 seconds East along the East line of said Lot 25, a distance of 7.01 feet to the Southeast corner thereof; thence South 87 degrees 47 minutes 12 seconds West along the South line of said Lot 25, a distance of 32.73 feet; thence North 1 degree 01 minute 58 seconds West, a distance of 350.10 feet to the Southwest corner of the premises conveyed by Kevin Busch, Circuit Judge of the Sixteenth Judicial Circuit, Kane County, Illinois to Steven Brengman by Judicial Deed recorded March 01, 2013 as Document No. 2013K016128 in said Recorder's Office; thence North 87 degrees 59 minutes 15 seconds East along the South line of said premises so conveyed and the North line of said Lot 127, a distance of 167.49 feet to the Northeast corner of said Lot 127; thence Northerly along the Westerly line of said Lot 119 along a circular curve to the left whose radius is 1640.66 feet and whose center lies to the West, the long chord of which curve bears North 12 degrees 04 minutes 07 seconds West, a chord distance of 131.97 feet to the Northwestern most corner of said Lot 119; thence North 87 degrees 57 minutes 31 seconds East along the Northerly line of said Lot 119, a distance of 67.50 feet; thence Northerly along a North and South jog in the Northerly line of said Lot 119 along a circular curve to the left whose radius is 1706.66 feet and whose center lies to the West, the long chord of which curve bears North 14 degrees 40 minutes 57 seconds West, a chord distance of 47.22 feet; thence North 80 degrees 16 minutes 33 seconds East along the Northerly line of said Lot 119, a distance of 152.11 feet to the Point of Beginning, containing 3.627 acres, more or less, all being situated in the County of Kane and the State of Illinois.