

**TO: The President and Board of Trustees  
Village of Roscoe,  
Winnebago County, Illinois**

**PETITION FOR ANNEXATION**

The Property Owner, **KG2JGS Investments, LLC**, and Petitioner, **Robert S. Twigg and Lynne M. Twigg**, respectfully state under oath:

- 1) Petitioner is the purchaser of and Property Owner is the owner of the real estate commonly known as 92XX Sheringham Drive, Roscoe, IL 61073 and legally described on Exhibit "A", attached hereto and incorporated herein by reference (hereinafter referred to as the "Annexation Property").
- 2) The Annexation Property is not situated within the limits of any municipality but is contiguous to the Village of Roscoe.
- 3) That all owners of record of the Annexation Property are party to this Petition.
- 4) There are no electors residing on the Annexation Property.
- 5) The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

**PETITIONERS RESPECTFULLY REQUEST:**

- 1) That the above-described Tract be annexed to the Village of Roscoe by ordinance of the President and Board of Trustees of the Village of Roscoe pursuant to §7-1-8 of the Illinois Municipal Code, as amended, subject to the parties' execution of the Annexation Agreement in substantially the form attached hereto.
- 2) The Annexation shall be contingent upon the purchase of the Property by the Petitioner. If the Property is not purchased by the Petitioner, the Annexation shall terminate and the Property shall revert to unincorporated Winnebago County.
- 3) Whole parcel annexed as R-1 for single family residential use with a Special Use Permitted for agricultural use to be permitted for any property not used for residential purposes.
- 4) That such other action be taken as is appropriate in the premises.

Dated: January 28, 2025

**PETITIONER:**

[Redacted]

Robert S. Twigg *RS*

[Redacted]

Lynne M. Twigg *LM*

STATE OF ILLINOIS                    )  
  )        SS  
COUNTY OF WINNEBAGO            )

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Robert S. Twigg and Lynne M. Twigg, (the "Petitioner") are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this 28 day of January, 2025.



[Redacted Signature]

Notary Public

Dated: January 29, 2025

**PROPERTY OWNER: KG2JGS Investments, LLC**

By: [REDACTED]

Being all of the owners of the property seeking to be annexed.

STATE OF ILLINOIS                    )  
  )     SS  
COUNTY OF WINNEBAGO            )

I, the undersigned, a Notary Public, in and for said County and state aforesaid, DO HEREBY CERTIFY THAT: Karl Gasbarra, who is personally known to me to be a Manager of **KG2JGS Investments, LLC** (the “Property Owner”) and personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same in her capacity as a Manager of Property Owner, appeared before me this day in person and acknowledged that as such Member she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said Petitioner for the purposes therein set forth.

Given under my hand an official seal this 29th day of January, 2025.

[REDACTED]

Notary Public



**EXHIBIT "A"**

**Annexation Property  
Legal Description**

Part of the North Half (1/2) of the Northwest Quarter (1/4) of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Northeast corner of Plat No. 3 of Remington Creek Subdivision, being a Subdivision of part of Section 11, Township 45 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Book 40 of Plats on page 101B in the Recorder's Office of Winnebago County, Illinois; thence South 89° 17' 45" West, along the North line of said Plat No. 3 of Remington Creek Subdivision, 1880.13 feet to the East line of the Illinois State Tollway; thence North 22° 53' 21" West, along the East line of said Illinois State Tollway, 302.70 feet; thence South 65° 52' 04" West, along a North line of said Illinois State Tollway, 20.03 feet; thence North 23° 00' 14" West, along the East line of said Illinois State Tollway, 1135.09 feet to the North line of the Northwest Quarter (1/4) of said Section; thence North 89° 07' 03" East, along the North line of the Northwest Quarter (1/4) of said Section, 2447.65 feet to the East line of the Northwest Quarter (1/4) of said Section; thence South 00° 31' 42" East, along the East line of the Northwest Quarter (1/4) of said Section, 1330.15 feet to the point of beginning; situated in the County of Winnebago and State of Illinois.