

QUIT CLAIM
DEED

THE GRANTOR,
RAY A. FERGUSON,
TRUSTEE, of the
RAY A. FERGUSON
TRUST No. 101
dated the 20th day of
February, 1998, of the
City of Rockford, County
of Winnebago, and the
State of Illinois for and
in consideration of One
Dollar and other good
and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS,
QUIT CLAIMS, AND DEDICATES FOR ROADWAY TO:

THE VILLAGE OF ROSCOE, AN ILLINOIS MUNICIPAL CORPORATION
whose address is 10631 Main Street, Roscoe, IL 61073

the following described real estate, to-wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH,
RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN ROSCOE INDUSTRIAL
PARK PLAT NO. 2 PER DOCUMENT NO. 200900960749; THENCE
NORTHEASTERLY 34.92 FEET, ON A CURVE TO THE RIGHT HAVING A
RADIUS OF 333.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 64
DEGREES 59 MINUTES 33 SECONDS EAST, 34.91 FEET; THENCE NORTH 67
DEGREES 59 MINUTES 49 SECONDS EAST, 94.46 FEET; THENCE SOUTH 22
DEGREES 00 MINUTES 11 SECONDS EAST, 65.67 FEET TO A LINE
PERPENDICULAR TO THE EASTERLY LINE OF LOT 7 IN ROSCOE
INDUSTRIAL PARK PER DOCUMENT NO. 1489603; THENCE SOUTH 67
DEGREES 59 MINUTES 49 SECONDS WEST ALONG SAID PERPENDICULAR
LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE
NORTH 73 DEGREES 10 MINUTES 26 SECONDS EAST ALONG THE EASTERLY
LINE OF SAID ROSCOE INDUSTRIAL PARK, 101.82 FEET TO THE POINT OF
BEGINNING, IN THE COUNTY OF WINNEBAGO, ILLINOIS. SAID PARCEL
CONTAINING 5,939 SQUARE FEET, MORE OR LESS.

Property address: Edith Lane, Roscoe, IL 61073
PIN: Part of 04-28-401-008

Attached as Exhibit "A" the Dedication Plat.

Consideration less than \$100.00.

Exempt under provisions of Paragraph "e", Section 4,
Real Estate Transfer Tax Act.

Signature

Date

SUBJECT TO: Covenants, restriction, assessments, easements and taxes of record, if any.

situated in Winnebago County, Illinois, hereby releasing and waiving all rights under and
by virtue of the Homestead Exemption Laws of the State of Illinois. Dated this__ day of
_____, A.D. 2025.

RAY A. FERGUSON, TRUSTEE

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, RAY A. FERGUSON, TRUSTEE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this _____ day of _____,
A.D. 2025.

Notary Public

Return this Document and Future Taxes to:
The Village of Roscoe
10631 Main Street
Roscoe, IL 61073

This Instrument was prepared by: Ray A. Ferguson
Whose address is: 216 North Court Street, Rockford, IL 61103

DEDICATION PLAT

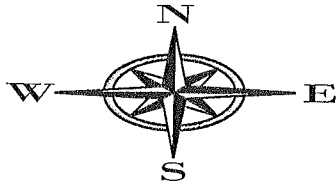
PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF WINNEBAGO, AND STATE OF ILLINOIS

EXHIBIT "A"

FOUND I.R.
0.33' EAST
0.06' SOUTH

40' SANITARY SEWER EASEMENT PER DOCUMENT NO. 2011100

S88° 06' 34"W 396.02'
(396.00')

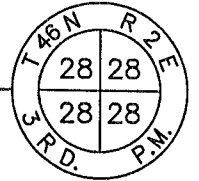


SCALE: 1" = 100'



S01° 19' 57"E 400.02'
(400.00')

PARCEL 1
PART OF THE SOUTHWEST
QUARTER OF SECTION 28-46-2



P.O.B. PARCEL 1
SET IRON ROD

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 28-46-2

N01° 19' 57"W 603.80'

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28-46-2

FOUND I.R.
AT CORNER

A=34.92'
R=333.00'

N67° 59' 49"E
94.46'

65.67'
S22° 00' 11"E

ORIGINAL LOT 4
INDUSTRIAL PARK
(NOW ROSCOE
INDUSTRIAL PARK PLAT 2)
LOT 4
LOT 8

LOT 9
S26° 11' 06"E
45.85'
P.O.B. DEDICATION
FOUND I.R.
AT CORNER

5,939 SQ. FT.
HEREBY
DEDICATED
50.00'
N73° 10' 26"E
(101.73')

100.00'
S67° 59' 49"W
FOUND I.R.
AT CORNER

FOUND I.R.
0.42' SOUTH
(BENT)

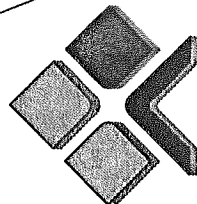
LOT 7

FOUND I.R.
AT CORNER
N89° 57' 04"E
126.44'

FOUND I.R.
AT CORNER
S89° 57' 04"W
143.56'

N89° 57' 04"E 270.00'

EDITH LANE
(66.00' PUBLIC RIGHT OF WAY)



**REGIONAL
LAND SERVICES**

9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 IN ROSCOE INDUSTRIAL PARK PLAT NO. 2 PER DOCUMENT NO. 200900960749; THENCE NORTHEASTERLY 34.92 FEET, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 64 DEGREES 59 MINUTES 33 SECONDS EAST, 34.91 FEET; THENCE NORTH 67 DEGREES 59 MINUTES 49 SECONDS EAST, 94.46 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 11 SECONDS EAST, 65.67 FEET TO A LINE PERPENDICULAR TO THE EASTERLY LINE OF LOT 7 IN ROSCOE INDUSTRIAL PARK PER DOCUMENT NO. 1489603; THENCE SOUTH 67 DEGREES 59 MINUTES 49 SECONDS WEST ALONG SAID PERPENDICULAR LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH 73 DEGREES 10 MINUTES 26 SECONDS EAST ALONG THE EASTERLY LINE OF SAID ROSCOE INDUSTRIAL PARK, 101.82 FEET TO THE POINT OF BEGINNING, IN THE COUNTY OF WINNEBAGO, ILLINOIS.

SAID PARCEL CONTAINING 5,939 SQUARE FEET, MORE OR LESS.