

LAKE COUNTY ZONING NOTICE
#CUP-000961-2024 - A CONDITIONAL USE PERMIT

WARREN TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on April 23, 2024 at 1:00 p.m. at the Warren Township Center (Multi-purpose Meeting Room), 17801 W. Washington Street, Gurnee, Illinois, on the petition of JOAKS, LLC, record owner of 18490, 18520, 18528, 18534, 18538 W. Old Gages Lake Road and 18511 W Dady Ct., and Sean Smith, record owner of 18471 W. Gages Lake Road, all located in Grayslake, Illinois, which requests a Conditional Use Permit, and any other zoning relief as required, to allow sixty (60) events of public interest (outdoor concert events) per year.

Sean R. Smith of 18537 W. Dady Ct., Grayslake, Illinois 60030 is the owner and principal of JOAKS, LLC.

The subject properties, commonly known as Jesse Oaks Tavern, are located at 18490, 18520, 18528, 18534, 18538 W. Old Gages Lake Road, Grayslake, Illinois; 18511 W Dady Ct., Grayslake, Illinois, and 18471 W. Gages Lake Road, Grayslake, Illinois and contains approximately 3.11 acres. Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

PINs: 07-30-200-015, 07-30-109-012, 07-30-109-011, 07-30-109-010, 07-30-109-009, 07-30-109-016, and 07-30-200-016.

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=11617> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS
CONDITIONAL USE PERMIT APPLICATION

Applicant(s): JOAKS LLC
(please print) Owner(s)

Subject Property: Present Zoning: 6C
Present Use: Restored & Plan: Volleyball, netball, outdoor
Proposed Use: 60 Events of Public Interest
PIN(s): 07-30-200-015, 07-30-109-011, 07-30-109-012
Address: 07-30-200-009, 07-30-109-016, 07-30-200-016
07-30-109-010
Legal description: 18490, 18520, 18528, 18534, 18538 W Old Gage
 see deed lake rd 18511 W Andy Ct. 18471 W ~~Old~~ Gage Lake

Request: I/we request a conditional use permit be approved to allow:
Allow 60 Events of Public Interest

Explain why this conditional use permit is justified:
See Attached

Approval Criteria*

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by specifically explaining how your proposed request relates to each of the following criteria:

- A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent", Section 151.005);

See Attached

- B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable standards of Section 151.111; and

See Attached

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;

1. adjacent property,

See Attached

2. the character of the neighborhood,

See Attached

3. natural resources,

N/A

4. infrastructure,

N/A

5. public site, or

N/A

6. any other matters affecting the public health, safety, or general welfare.

N/A - NONE

No concerns for affecting public Health, safety
and General welfare

Explain why this conditional use permit is justified.

In 2022 Jesse Oaks was issued a CUP for 30 events per year for 2 years. Within those 2 years not one noise violation/citation was issued for the 60 events. These events are held on Saturday from 2 pm to 6 pm and Sundays from 1:30 pm to 5:30 pm. Jesse Oaks has outside live music only in the afternoon times ranging from start times of 1:30 or 2 pm and ending at 5:30 or 6 PM. The live outdoor music does not have full drums sets for band performance. Only drums allowed are bongo style drums for Reggie music this style of drums is played by hand.

The previous CUP hearing really had a positive impact on the neighbor getting to know Jesse Oaks and how Jesse Oaks is run. New relationships were formed with some of the neighbors. The best example of this, the President of Wooden Glen (Mitch Jacobson) and I worked together on the Gages Lake Road landscaping and development.

Dating back almost 100 years, there has been at least four restaurant and bar establishments to occupy 18490 W. Old Gages Lake Road location. For nearly 100 years, this location has been a pivotal place for the community to come together. Not only has this brought in people from immediate communities like Allen Farms who will be having their Centennial celebration this Labor Day weekend, but other residents throughout Lake and other surrounding counties. In the attached pictures from the 1950's, you will see that Chuck's Step Inn had outdoor music events and that was no different with the Golden Nugget in the 1970's. This tradition was continued with the community when Jesse Oaks was established on 4/20/1996, 27 years ago.

A local resident from the Wildwood neighborhood since the 1940's would purchase this property and name it Jesse Oaks after his late wife nicknamed 'Jesse' and the beautiful oak trees around the property. That local was my father Skip Smith, and today I am a proud 2nd generation owner and lifetime resident to the Wildwood/Gages Lake area as well as a board member of the Allen Farms HOA. Jesse Oaks benefits the community and has become representative of the community. Jesse Oaks reflects the communities from which we come – having been founded by local entrepreneurs and maintained by local employees, this small business is a portrait of the local area. Likewise, this business has become part of the local landscape.

The large patio area and small stage has been fundamental to our ability to sponsor, organize, and host local events and charities as well as maintain a lively community. Acoustic bands have played a significant role bringing from local community and surrounding county residents to Gages Lake. Jesse Oaks has hosted hundreds of outdoor fundraising events over its 27 years of business. This includes but is not limited to motorcycle charity events; cancer and medical fundraisers; cookouts for the Gagewood Lions clubs; school fundraising events and so much more. Live music has helped tremendously to draw people from all over in support of local business and to the success of fundraising events. I have attached a comment a local resident named Hugh Reitman says about Jesse Oaks and me as the owner. There are so many more positive reviews and positive comments out there in the social media world.

For 12 of the early years of Jesse Oaks, the GlenKirk Run & the Liberty Run drew hundreds of motorcycles in and well into six figures raising money for these fundraisers. The final event had to be moved to Independence Grove because Jesse Oaks did not have room to hold 1,200 bikes that came for the fundraiser's last year. In the mid years of Jesse Oaks, we hosted Mohawkless Cancer fundraiser, which was in direct support of local firefighters battling cancer and for pancreatic cancer research. For the past 11 years, Jesse Oaks has hosted Northern Illinois K-9 Memorial fundraiser, which raises money to memorialize and honor all police K-9's that have served Northern Illinois or that died while serving

the citizens of Northern Illinois. Jesse Oaks also sponsors and hosts The Empower Volleyball Tournament (since 2013) and Gagewood Lions cook out (since 2009) that continues to be held as annually. Most recently, we started to host events in support of the neighboring Allen Farms HOA with Cinco De Mayo and Oktoberfest events. Since 2010 the "Women's Business Exchange" has had bi monthly breakfast meetings.

During these events, a sound meter is utilized to ensure the sound is within the required levels to be conscientious of the neighboring homes. The music does not exceeds 60 dbs on our slow moving sound meter. As an example when talking aloud, you will see the meter hits 70-80 dbs for normal conversations.

Jesse Oaks has always been conscientious of our neighbors. In the late 90's we put up signs, which still hung on the post today (picture "sign"). In 2002 when the patio area was permitted though Lake County, we requested and were granted a variance with the fence to be an insulated wall of 8' high rather than 6'. In 2007 when the volleyball pole barn was constructed, the insulation value was double for sound regulating. In 2007, I added sound blocking doors to the north maintenance entrance for sound regulating (picture "North Doors"). In 2008, I installed an extra layer of drywall at the north end of the Lodge - again, for more sound regulation. In 2022 I replaced the sound doors with brand new doors.

Jesse Oaks is located between Gages Lake Road and Old Gages Lake Road. Every one of the twenty-one parcels is considered GC (General Commercial) prior to 2000 was NCHC and NCCB. This area that is considered commercial contains two residences and I reside in one of them. All of the GC property contains the following business: two bars, one being mine; two residences, one being mine; two warehouses, one being mine; a Church; a school photography studio; Allen Farms Park; a tow truck company and auto repair company. Directly south and to the west across Old Gages Lake Road is also three GC properties: a convenience store; a warehouse/apartment building; a bar (Firehouse Pub). Directly to the east is a tow truck company and auto repair. To the west, I own the first four parcels or I am on contract to own. Across to the east is Allen Farms HOA homes. To the north is public works water tower property, church, and across Gages Lake Road is Wooded Glen. Gages Lake Road is a major roadway which 8,450 cars (IDOT 2019 data) a day traveling back and forth on.

Approval Criteria

Question A

Events of Public Interest. Jesse Oaks has hosted hundreds of outdoor fundraising events over its nearly 28 years of business. This includes but is not limited to motorcycle charity runs; cancer and medical fundraisers; cookouts for the Gagewood Lions club; local grade and high school fundraising events and so much more. Live music has helped tremendously to draw people from all over in support of local business and to the success of fundraising events. For 12 of the early years of Jesse Oaks, the GlenKirk run and the Liberty Run drew hundreds of motorcycles in and well into six figures for these fundraisers. (Recognition Pictures enclosed) The final event had to be moved to Independence Grove because Jesse Oaks did not have the room to hold the 1,200 bikes that came for the fundraiser it's last year. In the mid years of Jesse Oaks, we hosted the Mohawkless Cancer fundraiser, which was in direct support of local firefighters battling cancer and for pancreatic cancer research. For the past 10 years, Jesse Oaks has hosted the Northern Illinois K-9 Memorial fundraiser, which raises money to memorialize and honor all police K-9's that have served Northern Illinois or that died while serving the citizens of Northern Illinois. Jesse Oaks also sponsors and hosts The Empower Volleyball Tournament, SAP Fisher house ride, Save A

Pet concert, and Gagewood Lions cook out that continue to be held as annually. Most recently we started to host events in support of the neighboring Allen Farms HOA with the Cinco De Mayo and Oktoberfest events.

Question B

Jesse Oaks is a family friendly restaurant; a bar; a volleyball venue; an outdoor pet friendly patio area and an indoor and outdoor event venue. For the restaurant, we are inspected and licensed through the Lake County Health Department. We are licensed through Lake County Liquor Commission with both an indoor and outdoor license. Also the State of Illinois liquor Commission. And our certification of registration.

Question C

1 Adjacent property

Jesse Oaks is located between Gages Lake Road and Old Gages Lake Road. Every one of the twenty-one parcels is considered GC (General Commercial) prior to 2000 was NCHC and NCCB. This area that is considered commercial contains two residences and I reside in one of them. All of the GC property contains the following business: two bars, one being mine; two residences, one being mine; two warehouses, one being mine; a Church; a school photography studio; Allen Farms Park; a tow truck company and auto repair company. Directly south and to the west across Old Gages Lake Road is also three GC properties: a convenience store; a warehouse/apartment building; a bar (Firehouse Pub). Directly to the east is a tow truck company and auto repair. To the west, I own the first four parcels, or I am on contract to own. Across to the east is Allen Farms HOA homes. To the north is public works property, a church, and across Gages Lake Road is Wooded Glen. Gages Lake Road is a major roadway which has 8,450 cars (IDOT 2019 data) a day traveling back and forth on.

2 The character of the neighborhood.

Gages Lake is one of the oldest areas in the state, the history dates to the early 1900's. Three HOA's are in Gages Lake, which lie to the south and southwest of the twenty-one GC lots between Gages Lake Road and Old Gages Lake Road. Jesse Oaks exemplifies the surrounding neighborhood which is made up of families, dogs, youths, and adults. Many of these residents from the surrounding area visit Jesse Oaks.

Strong communities are critical because they are often an important source of social connection and a sense of belonging. Participating in a community bonded by attitudes, values, and goals is an essential ingredient to enjoying a fulfilling life. Some events that we have sponsored and/or hosted that have helped to bring the communities together are the Allen Farms fundraising events over the past two years. These events have also brought Lake County Board members like Sandy Hart, who joined the community in celebration of "Cinco de Mayo". This past August 2023, we have worked to bring all three HOA's together – communities together - in celebration of the "2nd" Centennial. There are monthly meetings here at Jesse Oaks, which has brought in Lake County Board Representative Carissa Casbon, and Warren Township Highway Commissioner, Amy Sarver. This season we are organizing "We Love Dogs" fundraiser where the proceeds are going to Lake County animal rescues and education charities. Wildwood Park District has contacted me to hire those same live entertainments I use, for their own events. Jesse Oaks has also been the host of several Warren Township High School class reunion

including the class of 1972 who will be having their mixer this fall during the homecoming game weekend. My father, the original owner of Jesse Oaks, has lived in the Wildwood neighborhood since 1940's and graduated Warren High School in 1960. I have been a lifelong resident and I too am a Warren graduate of 1990. My Grandfather Robert Smith Sr., was one of the founding members of the Gagewood Lions Club (Gagewood stands for Gages Lake and Wildwood) which has their annual pig roast fundraiser at Jesse Oaks. These neighborhoods embody who we are. We are the kids that used to ride our bikes through the neighborhood coming home when the streetlights came on. We are the kids that ice fished with our dad or water-skied on Gages Lake every weekend with our family. We are the families that barbeque together on 4th of July or Labor and Memorial Day weekends. We are the kids that left the neighborhood just to come back to raise our families because we know what a special place the Gages Lake communities are. Jesse Oaks provides a place for us to come together just like we did when this was Les's Lounge, or the Golden Nugget or Chuck's Step Inn. We are a community.

3 natural resources

NA

4 infrastructure

NA

5 public site

NA

6 any other matters affecting the public health, safety, or general welfare.

NA

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):	Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application:
Name: <u>SEAN SMITH</u>	Name: _____
Address: <u>18537 W. DADY CT</u>	Address: _____
State/Zip: <u>GARIS LAKE, IL 60030</u>	State/Zip: _____
Daytime Phone: [REDACTED]	Daytime Phone: _____
Email: [REDACTED]	Email: _____

Applicant (if other than owner):	Contract Purchaser (if any):
Name: _____	Name: _____
Address: _____	Address: _____
State/Zip: _____	State/Zip: _____
Daytime Phone: _____	Daytime Phone: _____
Email: _____	Email: _____

I/We hereby certify that the information above is true and complete to the best of my/our knowledge. [REDACTED]

Owner's Signature _____ Owner's Signature

Signature(s) of contract purchasers (If applicable)

[REDACTED]

[REDACTED] a Notary Public aforesaid, do hereby certify that Sean R. Smith personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of March 5, 2024 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 5 day of March, 2024

(Seal)

My Commission expires

February 8, 2027

[REDACTED]

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Signature

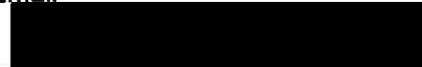
Billing Contact Information:

Sean R Smith

Print Name



Email



Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

JOAKS LLC
18537 West Dady Court
Gages Lake, IL 60030

To whom it may concern,
Sean R Smith is 100% owner of JOAKS LLC.



3/1/24

Sean R Smith
Owner
18537 West Dady Court
Gages Lake, IL 60030

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

June 7, 2022

Sean Smith
Jesse Oaks
18490 W. Old Gages Lake Road
Gages Lake, IL 60030

Re: Parcel numbers 07-30-200-015 and 07-30-109-016
Common Location: 18490 W. Old Gages Lake Road, Gages Lake, IL 60030
NRI# L22-031-4422
Zoning Change: Conditional Use Permit

Dear Mr. Smith:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Sean Smith Jesse Oaks property as applied for in Letter Report #22-031-4422. Due to no new proposed construction on the parcel, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

No floodplain, wetlands or hydric soils were found on the site from office maps. Our floodplain and wetland inventories are for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the Lake County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

[REDACTED]
Ryan Bieber
Urban Conservation Specialist

cc. Brad Denz, Lake County Department of Planning and Development,
[REDACTED]

Resources for the Future



Jesse Oaks

18490, 18520, 18528, 18534, 18538 W. Old Gages Lake Road, Grayslake, Illinois; 18511 W Dady Ct., Grayslake, Illinois, and 18471 W. Gages Lake Road, Grayslake, Illinois

WARRANTY DEED



Image# 056969710002 Type: DW
Recorded: 01/05/2018 at 08:49:03 AM
Receipt#: 2018-00000851
Page 1 of 2
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7455629**

CT 7018165 gm 1 of 8

THE GRANTORS(S) Sean R. Smith, a single person, of the Town of Gages Lake, County of Lake, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to JOAKS, LLC, an Illinois limited liability Company of Grayslake, Illinois, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

THAT PART OF THE WEST 138 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF CENTER LINE OF GAGES LAKE ROAD, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2017

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 07-30-200-015-0000

Address of Real Estate: 18513 W. Main St. Apt D, Gages Lake, IL 60030

 December, 2017.
Sean R. Smith

2 J12

State of Illinois, County of Lake) ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sean R. Smith, personally known to me be the same person whose name is subscribed to the foregoing instrument, 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 uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of December 2017.

1-07-21
[Redacted Signature]

NOTARY PUBLIC



This transfer is exempt from state and county transfer taxes pursuant to 35 ILCS 200/31-45(e).

12/11/17

[Redacted Signature]
Sean R. Smith

This instrument was prepared by:
Paul R. Idlas

[Redacted Signature]

Send subsequent tax bills to:
Sean R. Smith

[Redacted Address]

Mail to:
Sean R. Smith

[Redacted Address]

Type: DTR
Recorded: 4/25/2022 1:26:12 PM
Fee Amt: \$236.25 Page 1 of 5
Receipt#: 202200035245
IL Rental Housing Fund: \$9.00
State Stamp Fee: \$117.50
County Stamp Fee: \$58.75
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File# 7898974

AFFIDAVIT FOR CERTIFICATION BY PARTY NOT ON ORIGINAL DOCUMENT

STATE OF ILLINOIS }
Lake COUNTY } ss.

I, (print name) ASHLEY REPP being duly sworn, state that I have access to the copies of the attached document(s) (state type(s) of documents) _____

Trustees deed

as executed by (name(s) of party(ies)) _____

Justin Karant & Alida Denise Sandberg

My relationship to the document is (ex. - Title Company, agent, attorney)

title company

I state under oath that the original of this document is lost, or not in possession of the party needing to record same. To the best of my knowledge the original document was not intentionally destroyed or in any manner disposed of for the purpose of introducing a copy thereof in place of the original.

Affiant has personal knowledge that the foregoing statements are true.

[Redacted Signature]

4/19/2022

Signature

Date

Subscribed and

9 day of April, 2022

Notary Public

SEAL



TRUSTEE'S DEED
Illinois Statutory

MAIL TO:

RALPH STRATMANN
33 N. COUNTY ST. # 200
WAUKEGAN IL 60085

NAME AND ADDRESS OF
TAXPAYER:
JOAKS LLC



REAL ESTATE TRANSFER TAX

County:	\$58.75
Illinois:	\$117.50
Total:	\$176.25
Stamp No:	1-153-271-696
Declaration ID:	20211204963069
Instrument No:	7898974
Date:	25-Apr-2022

RECORDER'S STAMP

THE GRANTOR(S) Justin Kargul and Alida Denise Sandberg, of 18520 West Old Gages Lake Road, Grayslake, IL 6030, as Trustee(s) under the provisions of a certain Trust Agreement dated July 23, 1998, and known as the J & R Kargul Trust, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to JOAKS, LLC, an Illinois Limited Liability Company, of 18537 W. Dady Ct., Grayslake, IL 60030, all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

Legal Description:

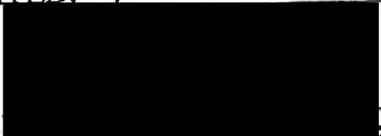
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 07-330-109-012-0000

Property Address: 18520 West Old Gages Lake Road, Grayslake, IL 60030

TO HAVE AND TO HOLD said premises forever SUBJECT TO general real estate taxes not due and payable, covenants, conditions and restrictions of record, and building lincs and easements, if any. The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

DATED: 12-13-2021



JUSTIN KARGUL, Notary Public

STATE OF IL)
County of COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Justin Kargul and Alida Denise Sandberg, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of December, 2021.





DATED: 12/14/21

[Redacted]

[Redacted]

STATE OF Michigan)
County of Kent)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Alida Denise Sandberg, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14 day of December, 2021.

[Redacted]

[Redacted]

Notary Public

[Redacted]

NAME AND ADDRESS OF PREPARER:
Brian Ford O'Grady
O'Grady Law Group, P.C.

[Redacted]

LEGAL DESCRIPTION

Order No.: 21CST127154SK

For APN/Parcel ID(s): 07-30-109-012-0000

LOT 1 IN OWNER'S SUBDIVISION OF LOT "C" IN THE ALLEN FARM SUBDIVISION ON GAGES LAKE, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 12, 1927, AS DOCUMENT NO. 302034, IN BOOK "R" OF PLATS, PAGE 85, IN LAKE COUNTY, ILLINOIS.

Type: DTR
Recorded: 7/6/2022 3:26:39 PM
Fee Amt: \$235.50 Page 1 of 3
Receipt#: 202200050884
IL Rental Housing Fund: \$9.00
State Stamp Fee: \$117.00
County Stamp Fee: \$58.50
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

CT 22grnd018096lm
TRUSTEES DEED 19/1

File# 7917462

MAIL RECORDED DEED TO:

Ralph Strathmann
33 N. County St #200
Waukegan, IL 60085

REAL ESTATE TRANSFER TAX

County:	\$58.50
Illinois:	\$117.00
Total:	\$175.50
Stamp No:	0-298-910-800
Declaration ID:	20220604952511
Instrument No:	7917462
Date:	06-Jul-2022

(Reserved for Recorders Use Only)

MAIL TAX BILL TO:

Joaks, LLC
18534 Gages Lake Rd.
Grayslake, IL 60030

THE GRANTOR(S), **George A. Nerroth, successor Trustee of The Pearl Irene Nerroth Revocable Trust dated October 27, 2000**, of **18534 W. Gages Lake Rd., Grayslake, IL 60030**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to **Joaks, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of 18513 West Main Street, Gages Lake, Illinois 60030, to have and to hold, all interest in the following described real estate, situated in **Lake County, State of Illinois**, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **07-30-109-011, 010 & 009**
Property Address: **18534 W. Gages Lake Rd., Grayslake, IL 60030**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Dated this 17th day of June, 2022.



**George A. Nerroth, successor Trustee of
The Pearl Irene Nerroth Revocable Trust
dated October 27, 2000**

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

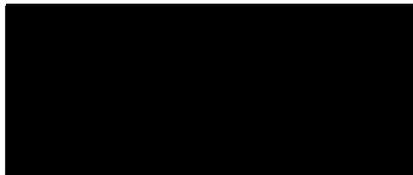
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **George A. Nerroth, successor Trustee of The Pearl Irene Nerroth Revocable Trust dated October 27, 2000**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 17th day of June, 2022.



Notary Public

PREPARED BY:
Sansonetti & Bertakis, LLC
Attorney at Law



LEGAL DESCRIPTION

Order No.: 22GND018096RM

For APN/Parcel ID(s): 07-30-109-011, 07-30-109-010 and 07-30-109-009

LOTS 2, 3 AND 4 IN OWNER'S SUBDIVISION OF LOT C IN THE ALLEN FARM SUBDIVISION ON GAGES LAKE, BEING A PART OF GOVERNMENT LOT 1 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S SUBDIVISION, RECORDED JULY 12, 1927 AS DOCUMENT 302034 IN BOOK R OF PLATS, PAGE 85, IN LAKE COUNTY, ILLINOIS.

This instrument prepared by:

Jon L. Beermann
728 Florsheim Drive
Libertyville, IL 60048

Mail future tax bills to:

JOAKS, LLC, an Illinois Limited Liability Company
18537 Dady Ct. 18490 W. 1st Gages Lake Rd.
Gages Lake, IL 60030

Mail this recorded instrument to:

Paul Idlas
1099 N. Corporate Cir.
Grayslake, IL 60030

Image# 058202400002 Type: DTR
Recorded: 05/06/2019 at 02:36:42 PM
Receipt#: 2019-00021409
Page 1 of 2
Fees: \$412.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder
File **7559804**

REAL ESTATE TRANSFER TAX	
County:	\$117.50
Illinois:	\$235.00
Total:	\$352.50
Stamp No:	1-113-155-488
Declaration ID:	20190404957140
Instrument No:	7559804
Date:	6-May-2019



TRUSTEE'S DEED

This Indenture, made this 24th day of April, 2019, between Trust Number 911 w/t/a dated April 9, 1998 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated April 9, 1998, and known as Trust Number 911, party of the first part, and JOAKS, LLC, an Illinois Limited Liability Company of , Lake County, Illinois , party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), 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 LAKE County, State of Illinois, to wit:

LOTS 14, 15, 16 AND 17 IN OWNERS SUBDIVISION OF LOT "C" IN ALLEN FARM SUBDIVISION ON GAGES LAKE, BEING A PART OF LOT 1 OF THE NORTH WEST QUARTER OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 12, 1927, AS DOCUMENT 302034, IN BOOK "R" OF PLATS, PAGE 85, IN LAKE COUNTY, ILLINOIS

Permanent Index Number(s): 07-30-109-013 ; 07-30-109-014 ; 07-30-109-015 ; 07-30-109-016
Property Address: 18537 Dady Ct., Gages Lake, IL 60030

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

[Redacted signature area]

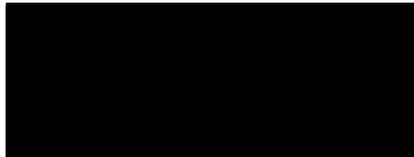
Trustee

Handwritten marks: 2, 4, 5

STATE OF ILLINOIS
COUNTY OF LAKE

)
) SS I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
) HEREBY CERTIFY that John Richtman, Trustee of Trust Number 911 u/t/a dated April
9, 1998, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose
name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before
me this day in person and acknowledged that he/she/they signed and delivered said
instrument as his/her/their free and voluntary act for the uses and purposes set forth
therein.

Given under my hand and seal this 22nd day of April, 2019.





Image# 063163180004 Type: DQC
Recorded: 06/02/2023 at 03:10:10 PM
Receipt#: 2023-00023066
Page 1 of 4
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL
Anthony Vega Lake County Clerk

**AFFIDAVIT FOR CERTIFICATION of
DOCUMENT COPY
(55 ILCS 5/3-5013)**

File **7976358**

STATE OF ILLINOIS }
 } ss.
LAKE COUNTY }

I, (print name) Ralph Strathmann being duly sworn, state that I
have access to the copies of the attached document(s) (state type(s) of
document(s)) Quit Claim Deed and Plat Act Affidavit

as executed by (name(s) of party(ies)) County of Lake (Grantor) to Sean Smith (Grantee)

My relationship to the document is (ex. -- Title Company, agent, attorney)
Buyer's Attorney

I state under oath that the original of this document is lost, or not in possession of
the party needing to record the same. To the best of my knowledge the original
document was not intentionally destroyed or in any manner disposed of for the
purpose of introducing a copy thereof in place of the original.

Affiant has personal knowledge that the foregoing statements are true.

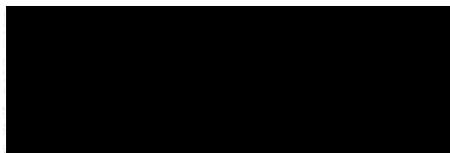
[Redacted Signature]
Signature

05/17/2023
Date

Subscribed and sworn to before me
this 17 day of MAY, 2023

[Redacted Notary Name]
Notary Public

SEAL



(4)

8

Mary Ellen Vanderventer

Lake County Recorder of Deeds

18 N COUNTY ST - 8th FLOOR
WAUKEGAN, IL 60085-4358
(847) 377-2575
fax (847) 984-5860
website: <http://www.lakecountyil.gov/recorder>

QUITCLAIM DEED

REAL ESTATE TRANSFER TAX	
County:	\$0.00
Illinois:	\$0.00
Total:	\$0.00
Stamp No:	0-993-090-256
Declaration ID:	
Instrument No:	7976358
Date:	2-Jun-2023



Space Above for Recorder's Use

Return Recorded Document To:

LAW OFFICE OF RALPH STRATHMANN
33 N. COUNTY ST. #200
WAUKEGAN, IL 60085
847-244-0922 / RASLAW@SBCGLOBAL.NET

Name & Address of Taxpayer:

Sean Smith
18490 West Old Gages Lake Road
Gages Lake, Illinois 60030

THE GRANTOR(s) County of Lake

of the City/Village of Waukegan County of Lake State of Illinois

for and in consideration of 14,850 Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) Sean Smith

(Grantee's address) 18490 West Old Gages Lake Road

of the City/Village of Gages Lake County of Lake State of Illinois

in the form of ownership: Sole Ownership
(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

That part of the East 50 feet of the West 188 feet (excepting therefrom the South 371 feet) of the North West quarter of the North East quarter of Section 30, Township 45 North, Range 11, East of the 3rd P.M., lying South of the South right of way line of New Gages Lake Road as dedicated August 25, 1949, by Document 677934, in Lake County, Illinois.

(Note: If additional space is required for legal, attach on a separate 8½ x 11 sheet)

Permanent Index Number(s) P.I.N. 07-30-200-016

Property Address 18471 West Gages Lake Road, Grayslake, Illinois 60030

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)

Plat Act Affidavit

V. Mary Ellen
Winters
Lake County RECORDER OF DEEDS

18 N County St - 6th Floor
Waukegan, IL 60085-4358
Phone: (847) 377-2575
FAX: (847) 984-5860

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, (name) Joel Senserig, being duly sworn on oath, state that I ^{work} reside at  and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 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 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 a 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 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 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. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

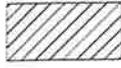
SUBSCRIBED and SWORN to before me this 19th day
of August, 2019





Zoning Board of Appeals
Case # CUP-000961-2024



 Incorporated Lake County  Subject Parcel



 Incorporated Lake County  Subject Parcel



Zoning Board of Appeals
Case # CUP-000961-2024

