

ORDINANCE NO. 2503-25

ORDINANCE ANNEXING APPROXIMATELY 0.99 ACRES OF PROPERTY TO THE VILLAGE OF HAWTHORN WOODS PURSUANT TO 65 ILCS 5/7-1-8 – 23470 NORTH HILLCREST DRIVE, PIN #14-14-201-008, AND GENERALLY LOCATED NORTH OF OLD MCHENRY ROAD AND WEST OF HILLCREST DRIVE

WHEREAS, there has been duly filed with the Village Clerk of the Village of Hawthorn Woods, Lake County, Illinois, a certain Petition under oath requesting that the property described on Exhibit "A" attached hereto and made a part hereof (the "SUBJECT REALTY") be annexed to the Village of Hawthorn Woods; and,

WHEREAS, said Petition was presented to the Village pursuant to the provisions of 65 ILCS 5/7-1-8, also attached as a part of Exhibit "A"; and,

WHEREAS, said Petition has been signed by all of the owners of record of the SUBJECT REALTY and at least 51% of all electors residing upon the SUBJECT REALTY; and,

WHEREAS, the SUBJECT REALTY is not within the corporate limits of any municipality and is contiguous to the corporate limits of the Village of Hawthorn Woods; and,

WHEREAS, the statutes of the State of Illinois provide that upon the filing of such Petition, the corporate authorities of the Village of Hawthorn Woods may pass an Ordinance annexing said territory to the Village, if said Ordinance is passed by a majority vote of the corporate authorities; and,

WHEREAS, the Village desires to annex the SUBJECT REALTY; and

WHEREAS, all notices required by law have been given, are on file with the Village, and are incorporated herein by this reference, and are attached hereto as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: That the SUBJECT REALTY be and the same is hereby annexed to the Village of Hawthorn Woods, Lake County, Illinois, together with all adjacent streets and highways contiguous to said property, so that the new boundaries of the territory annexed shall extend to the far side of said adjacent streets and highways not within the corporate limits of any other municipality.

SECTION TWO: That the Village Clerk shall and is hereby authorized to file with the County Clerk of Lake County and the Recorder of Deeds of Lake County certified copies of this Ordinance together with an accurate map of the territory annexed appended thereto.

SECTION THREE: That the Village Clerk shall and is hereby authorized to file with the County Clerk of Lake County as the election authority, the Illinois Department of Transportation, and the post office branch serving the territory, certified copies of this Ordinance together with an accurate map of the territory annexed appended thereto, within 30 days of the annexation of the SUBJECT REALTY.

SECTION FOUR: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this Ordinance.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

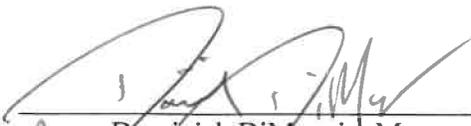
The foregoing Ordinance was passed by a roll call vote as follows:

AYES: KAISER, LAMAN, RYCHLIK, BAKER, MCCARTHY, HURIT

NAYS: Ø

ABSTENTIONS: Ø

ABSENT: Ø

APPROVED: 

Dominick DiMaggio, Mayor

ATTEST: 

Katreina Koprowski, Village Clerk

PASSED: SEPTEMBER 23, 2025

APPROVED: SEPTEMBER 23, 2025

LEGAL DESCRIPTION

TERRITORY TO BE ANNEXED:

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (PIN): 14-14-201-008

ADDRESS OF REAL ESTATE: 23470 NORTH HILLCREST DRIVE, LAKE ZURICH, IL 60047

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on **Exhibit** ~~A~~.

B

[SIGNATURE PAGE FOLLOWS]

OWNER

SJJ One, LLC, an Illinois limited liability company

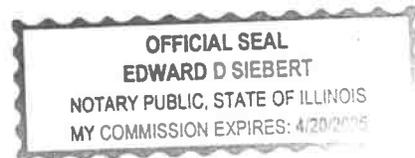
By: [Signature]
Name: Stephan Savanoglu
Its: manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT STEPHAN SAVANOGLU, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the _____ of SJJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing document as his/her free and voluntary act by and on behalf of SJJ One, LLC, an Illinois limited liability company, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 13 day of May, 2024.

[Signature]
Notary Public



My Commission expires: 4/20/2025

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

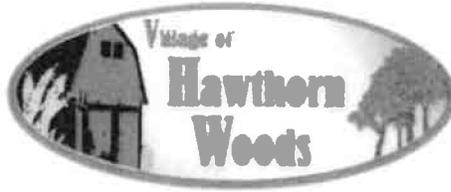
PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

SJJ One, LLC
1320 Tower Road
Schaumburg, IL 60173

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5444

Dear Mr. Jouzapaitis:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jouzapaitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a light blue horizontal line.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on ~~Exhibit A~~.

3

[SIGNATURE PAGE FOLLOWS]

OWNER

SJJ One, LLC, an Illinois limited liability company

By: [Signature]
Name: Stephanie Sauvageau
Its: manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT STEPHANIE SAUVAGEAU, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the _____ of SJJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing document as his/her free and voluntary act by and on behalf of SJJ One, LLC, an Illinois limited liability company, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 13 day of May, 2024.

[Signature]

Notary Public



My Commission expires: 4/27/2025

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTHLINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Bonnie Barrington
Ela Township Assessor
1155 East IL 22
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5390

Dear Ms. Barrington:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jouzapaitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a light blue horizontal line.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on **Exhibit A**.

B

(SIGNATURE PAGE FOLLOWS)

OWNER:

SJ One, LLC, an Illinois limited liability company

By: [Signature]
Name: Stephen Savarino
Its: manager

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT [Signature], personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the [Signature] of SJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered

This commission is valid to a year beginning on _____, 2024

[Signature]
Notary Public



My Commission expires: [Date]

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Trustee Larry Bowman
Ela Township Trustee
1155 East IL 22
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5406

Dear Mr. Bowman:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jouzapatitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a light blue horizontal line.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on **Exhibit ~~A~~**.

B

[SIGNATURE PAGE FOLLOWS]

OWNER

SJJ One, LLC, an Illinois limited liability company

By: [Signature]
Name: Stephan Savanaga
Its: manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Car)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT STEPHAN SAVANAGA, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the _____ of SJJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing document as his/her free and voluntary act by and on behalf of SJJ One, LLC, an Illinois limited liability company, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 13 day of May, 2024.

[Signature]

Notary Public



My Commission expires: 4/20/2025

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTHLINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Michael DuPouw
Ela Township Hwy. Superintendent
23605 Echo Lake Road
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5413

Dear Mr. DuPouw:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jozapaitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.29 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a horizontal line.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Commissioner
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on Exhibit ~~Ø~~.

B

{SIGNATURE PAGE FOLLOWS}

OWNER

SJ One, LLC, an Illinois limited liability company

By: [Signature]
Name: Stephan Savignat
Its: manager

STATE OF ILLINOIS)

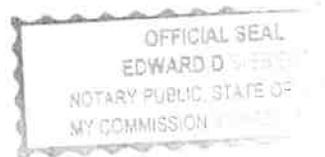
) SS.

COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Stephan Savignat, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that as the manager of SJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing instrument as he/she intended to be bound by its terms.

Notary Public in and for the State of Illinois, My Commission Expires 12/31/2014

[Signature]
Notary Public



My Commission expires: 12/31/2014

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

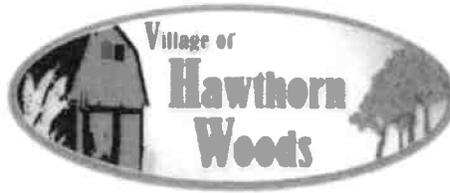
PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTHLINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Trustee Robert Glass
Ela Township Trustee
1155 East IL 22
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5420

Dear Mr. Glass:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jouzapaitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a light blue horizontal line.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on **Exhibit ~~A~~**.

B

[SIGNATURE PAGE FOLLOWS]

OWNER

SJJ One, LLC, an Illinois limited liability company

By: [Signature]
Name: Stephanie Savignat
Its: manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT STEPHANIE SAVIGNAT, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the _____ of SJJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing document as his/her free and voluntary act by and on behalf of SJJ One, LLC, an Illinois limited liability company, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 13 day of May, 2024.

[Signature]

Notary Public



My Commission expires: 4/20/2025

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTHLINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Kristen Linnenburger
Ela Township Clerk
1155 East IL 22
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5437

Dear Ms. Linnenburger:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jouzapaitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a horizontal line.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on Exhibit ~~A~~.

B

(SIGNATURE PAGE FOLLOWS)

OWNER

SIF One, LLC an Illinois limited liability company

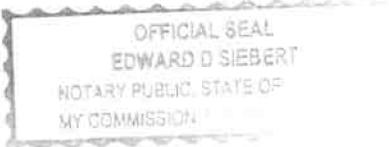
By: [Signature]
Name: Stephan Souvignat
Its: manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Stephan Souvignat, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the manager of SIF One, LLC an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing document on behalf of the company.

Witnessed my hand and official seal this 1st day of February, 2011

[Signature]
Notary Public



My Commission expires: 12/31/2011

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Trustee Doug Samz
Ela Township Trustee
1155 East IL 22
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5451

Dear Mr. Samz:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jouzapaitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a light blue horizontal line.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on Exhibit ~~A~~.

B

[SIGNATURE PAGE FOLLOWS]

OWNER

SJJ One, LLC, an Illinois limited liability company

By: [Signature]
Name: Stephan Savanaga
Its: manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT STEPHAN SAVANAGA, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the _____ of SJJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing document as his/her free and voluntary act by and on behalf of SJJ One, LLC, an Illinois limited liability company, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 13 day of May, 2024.

[Signature]

Notary Public



My Commission expires: 5/20/2025

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Laurie Wilhoit
Ela Township Supervisor
1155 East IL 22
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 7004 1160 0006 6585 5468

Dear Ms. Wilhoit:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jozzapatris, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Heinen".

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on **Exhibit A**.

B

[SIGNATURE PAGE FOLLOWS]

OWNER:

SJ One, LLC, an Illinois limited liability company

By:

Name:

Its:

[Handwritten signature]
Stephan Savarino
manager

STATE OF ILLINOIS)

) SS.

COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that as the _____ of SJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered

[Faint, illegible text]

[Handwritten signature]

Notary Public



My Commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

September 10, 2025

Trustee Kelly Zegler
Ela Township Trustee
1155 East IL 22
Lake Zurich, IL 60047

Re: Annexation of Certain Unincorporated Territory

Via: Certified Mail Return Receipt # 9589 0710 5270 1042 8172 64

Dear Ms. Zegler:

Enclosed you will find a Petition for Annexation (Attachment A) received by the Village of Hawthorn Woods from Stephen Jouzapaitis, regarding the annexation of unincorporated property into the Village of Hawthorn Woods. The Subject Property is comprised of approximately 0.99 acres and located at 23470 North Hillcrest Drive. The Parcel Identification Number (PIN) for this Subject Property is 14-14-201-008. The legal description of the subject property is attached as Exhibit A to the Petition for Annexation.

The corporate authorities of the Village of Hawthorn Woods are contemplating the annexation of this property at a Village Board meeting on Tuesday, September 23, 2025 at 5:00 p.m. at the Village of Hawthorn Woods Village Hall, 2 Lagoon Drive, Hawthorn Woods, Illinois.

All questions with respect to this notice should be directed to Chris Heinen at (847) 847-3592.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Heinen", is written over a light-colored background.

Chris Heinen
Community Development Director

cc: Ela Township Trustees
Ela Township Highway Supervisor
Ela Township Clerk
Patrick T. Brankin, Schain Banks

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

PETITION FOR ANNEXATION

TO: Village President & Village Board
Village of Hawthorn Woods
Lake County, Illinois

THE PETITIONER, SJJ One, LLC, an Illinois limited liability company, of 1320 Tower Road, Schaumburg, IL 60173, as owner of the approximately .6531 acres located in Lake County, unincorporated Lake Zurich, Illinois, which property is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property"), hereby requests that the Village of Hawthorn Woods take the necessary and appropriate action, pursuant to state and local law, to annex the Property to the Village of Hawthorn Woods (the "Village").

In support of this Petition for Annexation, the undersigned hereby swears to the following under oath and penalty of perjury:

1. SJJ One, LLC, an Illinois limited liability company, is the sole owner of the Property legally described on Exhibit A, attached hereto;
2. The Property is unincorporated and is not presently located in the jurisdiction of any other municipality;
3. The Property is contiguous to the Village of Hawthorn Woods, lies within the planning jurisdiction of the Village of Hawthorn Woods, and is identified in the Village of Hawthorn Woods' Comprehensive Plan for development within the corporate limits of the Village of Hawthorn Woods; and
4. There are no electors residing on the Property

WHEREFORE, SJJ One, LLC, an Illinois limited liability company, hereby respectfully requests that the Village take such action as is necessary and appropriate to annex the Property to the Village of Hawthorn Woods, which annexation shall be subject to and conditioned upon M/I Homes of Chicago, LLC, a Delaware limited liability company, or its assign, acquiring fee simple ownership of and receiving the necessary approvals to facilitate development of the property legally described on **Exhibit A**.

B

[SIGNATURE PAGE FOLLOWS]

OWNER

SJJ One, LLC, an Illinois limited liability company

By: [Signature]
Name: Stephan Savanaga Jr
Its: manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Car)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT STEPHAN SAVANAGA JR, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person and acknowledged to me that, as the _____ of SJJ One, LLC, an Illinois limited liability company, he/she was duly authorized and signed and delivered the foregoing document as his/her free and voluntary act by and on behalf of SJJ One, LLC, an Illinois limited liability company, for the uses and purpose therein set forth.

Given under my hand and Notarial Seal as of this 13 day of May, 2024.

[Signature]

Notary Public



My Commission expires: 4/20/2025

EXHIBIT A
LEGAL DESCRIPTION

PART OF LOT 3, IN BLOCK 1 IN LONGVIEW KNOLLS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 3 IN BLOCK 1 IN SAID LONGVIEW SUBDIVISION; THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 193 FEET TO THE SOUTH EASTERLY CORNER THEREOF; THENCE NORTH EASTERLY ALONG THE SOUTH EASTERLY LINE OF SAID LOT 3, 120.56 FEET TO THE WESTERLY LINE OF FEDERAL AID ROUTE 61; THENCE NORTH ALONG THE SAID WESTERLY LINE OF HIGHWAY 131.66 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 3; THENCE SOUTH WESTERLY 255.05 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-14-201-008

Address of Real Estate: 23470 North Hillcrest Drive, Lake Zurich, IL 60047

EXHIBIT B
LEGAL DESCRIPTION OF M/I HOMES ANNEXATION PARCEL

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID QUARTER WITH THE CENTER LINE OF OLD MCHENRY ROAD, AS RECORDED FEBRUARY 6, 1942 PER DOCUMENT 508787 IN BOOK 27 OF PLATS, PAGE 74; THENCE NORTHWESTERLY 301.02 FEET ALONG A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3819.80 FEET, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD, WITH A CHORD BEARING NORTH 47 DEGREES 02 MINUTES 57 SECONDS WEST, 300.94 FEET; THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, 140.0 FEET ALONG SAID CENTERLINE, TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 41 MINUTES 36 SECONDS WEST, AT RIGHT ANGLES TO SAID CENTERLINE, 390.05 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 531.61 FEET LONG SAID SOUTH LINE, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY, 558.10 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING NORTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 558.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 306.24 FEET, ALONG A CURVE, CONCAVE EAST, HAVING A RADIUS OF 13150.00 FEET, A CHORD BEARING NORTH 04 DEGREES 08 MINUTES 40 SECONDS WEST, 306.24 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 25 SECONDS WEST, 421.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 5/8THS OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION OF SAID SECTION 14; THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 122.86 FEET, ALONG SAID WEST LINE TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING THE CENTERLINE OF SAID OLD MCHENRY ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 505.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 8,185.20 FEET, AND A CHORD BEARING SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST, 505.47 FEET; THENCE SOUTH 49 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG SAID CENTERLINE, 1005.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION

14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1327.03 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, 1320.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, 530.18 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF FAP-342 (IL ROUTE 53 EXTENSION) PER PLAN SET TITLED FAP-342 (IL 53 EXTENSION) HIGHWAY IMPROVEMENT PROJECT BY BARTON-ASCHMAN ASSOCIATES, INC., DATED SEPTEMBER 8, 1995; THENCE NORTHERLY, 380.36 FEET, ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 748.51 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 59 MINUTES 10 SECONDS EAST, 376.28 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 116.57 FEET; THENCE NORTH 28 DEGREES 25 MINUTES 43 SECONDS EAST, 90.00 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST, 287.30 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 17 SECONDS WEST, 90.00 FEET TO A POINT ON SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREES 34 MINUTES 17 SECONDS WEST ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, 225.23 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 168.64 FEET, CONTINUING ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WEST, HAVING A RADIUS OF 12850.00 FEET, AND A CHORD BEARING OF NORTH 01 DEGREES 56 MINUTES 51 SECONDS WEST, 168.63 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 466.98 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3A:

THE NORTH 520 FEET (EXCEPT THE WEST 231 FEET THEREOF) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTH 520 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3B:

THE WEST 231 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 3C:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 1319.52 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 54 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, 794.53 FEET TO THE EAST LINE OF WESTBURY SUBDIVISION, PER DOCUMENT 7609090; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 748.51 FEET AND DISTANCE OF 260.36 FEET, THE CHORD OF SAID ARC IS SOUTH 37 DEGREES 30 MINUTES 32 SECONDS WEST, 259.05 FEET; THENCE SOUTH 47 DEGREES 28 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, 407.87 FEET; THENCE ALONG SAID EAST LINE BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 549.40 FEET AND DISTANCE OF 447.36 FEET, THE CHORD OF SAID ARC IS SOUTH 24 DEGREES 08 MINUTES 50 SECONDS WEST, 435.10 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE, 440.39 FEET TO THE SOUTHLINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE, 143.69 FEET TO THE POINT OF BEGINNING.

Permanent Index Numbers (PINs): 14-14-200-015
14-14-200-013
14-14-400-014
14-14-400-020
14-14-400-019

