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THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

Doc# 1812819029 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2018 11:20 AM PG: 1 OF 4

ABOVE SPACE FOR RECORDER'S USE ONLY

Exempt deed or instrument eligible for recordation without payment of tax

8. Aroun 5/1/20 City of Des Plaines

QUITCLAIM DEED
(Common Area in Lexington Pointe)

This indenture, made this. Manual day of Hall 2018, between Lexington Pointe LLC, an Illinois limited liability company ("Grantor"), and Lexington Pointe Townhome Owners Association, LLC, an Illinois limited liability company, c/o Property Specialists, Inc., 5999 New Wilke Road, Suite 108, Rolling Meadows, Illinois 60008 ("Grantce").

WITNESSETH, that Grantor, for ano in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUITCLAIM unto Grantee, and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and legally described in Exhibit A hereto (the "Common Area").

The Common Area is being hereby conveyed subject to: General real estate taxes for the current year not yet due and for subsequent years; easements, covenants, restrictions, agreements, conditions and building lines of record; Declaration for Lexington Pointe Townhomes, recorded with the Cook County Recorder on January 9, 2018, as Pocument No. 1800945050, as supplemented and amended from time to time, including all Exhibits thereto ("Declaration"); applicable zoning and building laws and ordinances; and acts done or suffered by Grantee, or anyone claiming under Grantee.

The Common Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Common Area thereunder.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its the day and year first above written.

GRANTOR:

LEXINGTON POINTE LLC, an Illinois limited liability company

By: LEXINGTON HOMES L.L.C, an Illinois limited liability company, its manager

By: LEXINGTON HOMES ILLINOIS INC., an Illinois corporation, its manager

Benach

Authorized Signatory

STATE OF ILLINOIS)

Stopology Of Coop COUNTY OF HAVE)

I, Jan Wendt, a Notary Public in and for said County and State, do hereby certify that Jeffred Benach, an authorized signatory of Lexington Homes Illinois Inc., an Illinois corporation, which is the Manager of Lexington Hornes L.L.C., an Illinois limited liability company, which is the Manager of Lexington Pointe LLC, an Illinois limited liability company (the "Company"), appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20 day of

2018.

JAY WENDT OFFICIAL SEAL Notary Public, State of Illinois

Commission Expires March 25, 2021

EXEMPT UNDER PROVISIONS PARAGRAPHÆ SECTION -45, PROPERTY TAX CODE.

BUYER SELLER OR

AFTER RECORDING MAIL TO: Brian Meltzer Meltzer, Purtill & Stelle LLC 1515 E. Woodfield Road, Suite 250 Schaumburg, Illinois 60173

SEND SUBSEQUENT TAX BILLS TO: Lexington Pointe Townhome HOA LLC c/o Property Specialists, Inc. 5999 New Wilke Road, Suite 108 Rolling Meadows, IL 60008

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EXHIBIT A

Legal Description of Common Area

Lot 13 in Lexington Pointe, being a subdivision of parts of Sections 17 and 20, all in Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois as Document No. 1720129110.

Part of PINs:

09-20-200 011 09-20-200-012 09-20-200-013 09-20-200-023 09-20-200-037 09-20-200-038 09-20-200-039 09-20-200-040 09-20-200-043 09-20-200-044 09-20-200-045 09-20-200-046 09-20-200-047

Ox Cook Address: Vacant Land at Lee Street and Thacker Street. Des Plaines, IL 60016 (part of) Cortsorica

{32562: 028: 02290376.DOCX:}

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 36, 2018

Signature:

Grantor of A

Subscribed and sworn to before me

this 30% day of April, 2018

Notary Public

"OFFICIAL SEAL" SHERIN WONG-WEBER

Notary Public, State of Illinois My Commission Expires 7/2/2020

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold little to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 30, 2018

Signature:

Subscribed and sworn to before me

day of April, 2018

"OFFICIAL SEAL"

Ellen Joyce

Notary Public, State of Illinois My Commission Expires 3/16/2019