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Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2021 08:38 AM Pg: 1 of 5

WARRANTY DEED

THIS DOCUMENT WAS PREPARED BY:

Thomas J. Hoffman, Esq.
Law Office of Thomas J. Hoffman
870 Ryan Court, Batavia, IL 60510

AFTER RECORDING RETURN TO:

Mary C. Muchlstein, Esq.
Pedersen & Hopt
161 North Clark Street, Suite 2700
Chicago, IL 60601

SEND REAL ESTATE TAX BILLS TO:

4985 Associates LLC
455 W. Deming Place,
Chicago, IL 60614
Attn: Bruce Hague

Dec ID 20210201636229
ST/CO Stamp 2-091-404-304 ST Tax \$1,000.00 CO Tax \$500.00
City Stamp 0-989-864-976 City Tax: \$10,500.00

Above Space For Recorder's Use Only

WARRANTY DEED

THIS WARRANTY DEED (the "**Deed**"), is made as of this 10th day of February, 2021, by AHH PROPERTY LLC, an Illinois limited liability company (the "**Grantor**"), having an office at 4300 W. Bryn Mawr Ave., Chicago, Illinois 60646 to 4985 ASSOCIATES LLC, an Illinois limited liability company (the "**Grantee**"), having an office at 455 W. Deming Place, Chicago, Illinois 60614.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook, and State of Illinois, commonly known as 4985 N. Elston Ave., Chicago, Illinois 60630 and legally described on **Exhibit A** attached hereto and made a part hereof together with the building structures, fixtures, and other improvements located on said real estate (the "**Property**"), subject only to those matters described on **Exhibit B** attached hereto and made a part hereof (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property subject only to the Permitted Exceptions, unto the Grantee and its successors and assigns forever.

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Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged by Grantor, except as herein recited, and that it ***WILL WARRANT AND FOREVER DEFEND*** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to this Warranty Deed on the date first set forth above, February 17, 2021

GRANTOR:

AHH Property LLC,
an Illinois limited liability company

By: [Signature]

Name: William Clement

Title: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

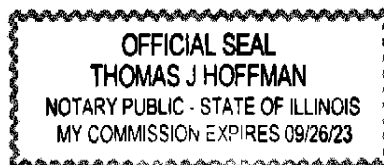
On February 17, 2021 before me, Thomas J. Hoffman, a Notary Public, personally appeared WILLIAM CLEMENT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing is true and correct.

Witness my hand and official seal.

Signature [Signature]

(Seal)



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EXHIBIT A

LEGAL DESCRIPTION OF LAND

LOTS 157, 158, 159, 160 AND 161 IN DOTY BROTHERS AND GORDON'S ADDITION TO MONTROSE, BEING A SUBDIVISION OF BLOCK 4 IN JAMES H. REES' SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD IN THAT PART INCLUDED IN WOLCOTT'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

PIN: 13-10-312-071-0000, 13-10-312-072-0000, 13-10-312-073-0000 and 13-10-312-074-0000

Common Address: 4985 N. Elston Ave., Chicago, IL 60630.

Clerk of Cook County Clerk's Office

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**Exhibit B
to
Warranty Deed**

Permitted Exceptions

1. Any easement, right of way, encroachment, conflict, discrepancy, overlapping of improvements, protrusion, lien, encumbrance, restriction, condition, covenant or other matter with respect to the Property that is reflected or addressed on that certain Survey of the Property dated January 27, 2021, Order No. 101215, prepared by MM Surveying Co., Inc and that certain Title Commitment issued by Chicago Title Insurance Company with a Commitment Date of November 5, 2020, Commitment No. 20036883WF.
2. All non-delinquent property taxes and assessments, including, but not limited to, real estate taxes for 2020 and subsequent years.
3. All matters created by or on behalf of the Grantee, including, without limitation, any documents or instruments to be recorded as part of any financing for the acquisition of the Property by Grantee.

Office of Cook County Clerk's Office

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RECORDER OF COOK COUNTY

AFFIDAVIT - PLAT ACT


STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

William Clement, being duly sworn on oath, states that he resides at 596 Braemar Lane, Barrington, Illinois 60010.

And further states that:

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:
 1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 4. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 6. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 7. The conveyance is made to correct descriptions in prior conveyances.
 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on _____, _____, and not involving any new streets or easements of access.
 9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

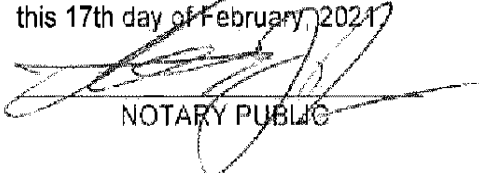
AFFIANT further states that he makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.



 William Clement

Dated: February 17, 2021

Subscribed and sworn to before me
 this 17th day of February, 2021



 NOTARY PUBLIC

