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CCH#2102978LD D6
This instrument was prepared by:
Locke Lord LLP
2200 Ross Avenue, Suite 2800
Dallas, TX 75201
Attention: James T. Rain

Doc# 2122808063 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2021 10:21 AM Pg: 1 of 5

Dec ID 20210801628998
ST/CO Stamp 1-702-972-176 ST Tax \$1,500.00 CO Tax \$750.00

After recording return to:
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601
Attn: David P. Resnick, Esq.

Send subsequent tax bills to:
AH 48, LLC
300 South Wacker Drive, 35th Floor
Chicago, Illinois 60606
Attn: John Butler

WARRANTY DEED

THE GRANTOR, **ALLIANCE FOR AUDITED MEDIA**, f/k/a Audit Bureau of Circulations, an Illinois not-for-profit corporation, 48 West Seegers Road, Arlington Heights, IL 60005, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto **AH 48, LLC**, an Illinois limited liability company, 300 South Wacker Drive, 35th Floor, Chicago, IL 60606, all the estate and rights of the grantor in the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto.

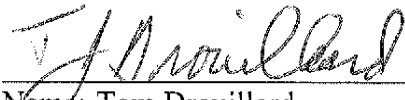
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever, subject to the matters set forth on Exhibit B attached hereto.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, subject to the matters set forth on Exhibit B attached hereto.

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DATED this 5 day of August, 2021.

ALLIANCE FOR AUDITED MEDIA,
an Illinois not-for-profit corporation

By: 
Name: Tom Drouillard
President and Managing Director

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State of Illinois)
) ss
County of Cook)

This instrument was acknowledged before me on August 5, 2021, by Tom Drouillard, President and Managing Director of ALLIANCE FOR AUDITED MEDIA, an Illinois not-for-profit corporation, on behalf of said corporation.

Michelle A Maxwell
Notary Public
My commission expires: 3-21-22



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EXHIBIT A

LEGAL DESCRIPTION

Lots 17, 18 and 23 in Arlington Water Tower Subdivision of part of Lot 6 in the northeast 1/4 of section 16, in the subdivision of Joseph A. Barnes' farm in sections 9, 15 and 16, township 41 north, range 11 east of the third principal Meridian, according to the Plat thereof registered in the office of the Registrar of titles of Cook County, on August 2, 1979, as document number LR3108761.

Property Index Number(s):

08-16-200-096-0000

08-16-200-097-0000

08-16-200-099-0000

Address of Real Estate: 48 W. Seegers Road, Arlington Heights, IL 60005

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year(s) 2020 (final installment) and 2021, not yet due or payable.
2. Easement for public utilities and drainage, and the easement provisions and grantees as set forth on the plat of subdivision. Affects: East 7 feet and the South 15 feet of Lot 23 and the East 10 feet of Lots 17 and 18 and the South, Southwesterly and Westerly 15 feet of Lot 18 and the Westerly 15 feet of Lot 17.
3. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as document no. 3270776.
4. Encroachment of the concrete walk located mainly on the Land onto the property northwesterly and adjoining by approximately 3 feet, as shown on plat of survey prepared by Michael J. Emmert Surveys, Inc., dated December 14, 2007.