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THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:

Jason P. Neumark, Esq. Levenfeld Pearlstein, LLC 2 N. LaSalle Street, Suite 1300 Chicago, Illinois 60602

MAIL SUBSEQUENT TAX BILLS TO:

HOH OWNER LLC c/o Green Door Capital Investments, LLC 837 W. Junior Terrace Chicago, Illinois 60613



Doc# 2209422000 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 04/04/2022 09:12 AM PG: 1 OF 4

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRAI (TY DEED (the "Deed"), is made as of this 30 4 day of March, 2022, by OCP HOH, LLC, a Delaware 'mited liability company (the "Grantor"), having an office at 740 Waukegan Road, Suite 310, Deerfield, Illinois 60015, to HOH OWNER LLC, an Illinois limited liability company (the "Grantee"), having an office at 137 W. Junior Terrace, Chicago, Illinois 60613.

WITNESSETH:

That the Grantor for and in consideration of the sun, 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*, *TEMISE*, *RELEASE*, *ALIEN*, *SELL AND CONVEY* unto the Grantee and its successors and assigns *FCPE'ER*, all of the real estate, situated in the County of Cook and State of Illinois and legally described on <u>Exaltively</u> A attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property").

TO HAVE AND TO HOLD the Property forever, together with all and singular the rights and appurtenances pertaining thereto, subject to all matters of record, real estate taxes and assessments not yet due and payable, rights of tenants, the matters shown on the survey of the Property obtained by Grantee and all applicable legal requirements (collectively, the "Permitted Exceptions").

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, 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 but not otherwise, subject only to the Permitted Exceptions.

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EXHIBIT A

LEGAL DESCRIPTION

Lots 1 and 2 in the Howard Street Subdivision, according to the Plat thereof recorded March 3, 1981 as document 25792995, being a Resubdivision of part of Lots 3, 4, 5 and 6 of George H. Geils' Subdivision, according to the Plat thereof recorded September 10, 1928 as document 10142179, being a Subdivision of part of the Northwest 1/4 of Section 30, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 09-30-101-031-0000 and 09-30-101-032-0000

Common Address: 200 E. Howard Avenue, Des Plaines, Illinois 60018

ODDES NI Beal Estate Transfer
Ho. 67
PLAINES

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CITY OF DES PLAINES

2209422000 Page: 3 of 4

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.

<u>GR</u> /	٩N	T()R	:

OCP HOH, LLC,

a Delaware limited liability company

By:

Name: Adam Levine

Title:

Authorized Signatory

STATE OF ILLINOIS COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Adam Levine, as Authorized Signatory of OCP HOH, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me u is day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and a the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 1/21, day of March, 2022.

BEATA TOTH otery Public, State of Illinois Commission Expires October 03, 2022

DOOR OR

31-Mar-2022 7,925.00

15,850.00 23,775.0

0-456-162-704

COUNTY: ILLINOIS: TOTAL: TOTAL: 20220301658745

REAL ESTATE TRANSFER TAX

09-30-101-031-0000