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FIRST AMERICAN TITLE

FILE # 3058514 242

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Karen A. Yarbrough

Cook County Clerk

Date: 05/04/2022 02:48 PM Pg: 1 of 4.

THIS DOCUMENT WAS PREPARED BY:

Glenn Udell

Brown, Udell, Pomerantz & Delrahim, Ltd.

225 West Illinois Street, Ste. 300

Chicago, IL 60654

Dec ID 20220401673961

ST/CO Stamp 2-144-262-032 ST Tax \$3,220.00 CO Tax \$1,610.00

AFTER RECORDING RETURN TO

Julie Workman

Levenfeld Pearlstein LLC

2 N. LaSalle Street., Ste. 1300

Chicago, IL 60602

MAIL SUBSEQUENT TAX BILLS TO:

M/I Homes of Chicago, LLC

400 East Diehl Road, Ste. 230

Naperville, IL 60563

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made as of this 29 day of April, 2022, by OAKTON MANNHEIM LLC, an Illinois limited liability company (the "Grantor"), to M/I HOMES OF CHICAGO, LLC, a Delaware limited liability company (the "Grantee"), whose address 400 E. Diehl Road, Suite 230, Naperville, Illinois 60563.

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 and legally described on Exhibit 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, subject only to the Permitted Exceptions set forth in Exhibit B attached hereto.

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 set forth in Exhibit B attached hereto.

Signature Page to Follow

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

PARCEL 1:

LOT 8 IN FIRST ADDITION TO OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 1050 EAST OAKTON STREET, DES PLAINES, IL 60018

PARCEL 2:

LOT 7 IN FIRST ADDITION TO OAK LEAF COMMONS OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1050 East Oakton Street, Des Plaines, IL 60018
1000 Executive Way, Des Plaines, IL 60018

PIN(s): 09-20-322-001-0000
09-20-316-026-0000

Property of Cook County Clerk's Office

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. Real Estate taxes and assessments for the 2nd installment of 2021 and subsequent years.
2. Building setback line(s) as shown on the plat of Oak Leaf Commons-Office Plaza recorded December 17, 1964 as document LR2187265 (Affects Parcel 2).
3. Building setback line(s) as shown on the plat of First Addition to Oak Leaf Commons-Office Plaza recorded January 11, 1967 as document LR2307695 (Affects Parcel 2).
4. Easements for public utilities, as shown on the plat of Oak Leaf Commons-Office Plaza recorded December 17, 1964 as document LR2187265 (Affects Parcel 2).
5. Easements for overhead, as shown on the plat of subdivision recorded as document LR2187265 (Affects Parcel 2).
6. Easements for public utilities, as shown on the plat of First Addition to Oak Leaf Commons-Office Plaza recorded January 11, 1967 as document LR2307695 (Affects Parcel 2).
7. Terms and conditions of the easement provisions noted on the plat of subdivision filed as document number LR2307695 (Affects Parcel 1).
8. Easement in favor of Middle States Telephone Company, Commonwealth Edison Company and Northern Illinois Gas Company, 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 right of access to said equipment, and the provisions relating thereto, contained in the grant filed February 10, 1964 as document LR2135071;
9. Grant of Easement for overhead recorded as document no. LR2135071, and as disclosed on plat recorded as document LR2307695, and the terms and conditions contained therein (Affects Parcel 2).
10. Covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as document no. LR2135072 and any amendments thereto, and the terms and provisions contained therein (Affects Parcel 2).
11. Covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as document no. LR2187266 and any amendments thereto, and the terms and provisions contained therein