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Karen A. Yarbrough

Cook County Clerk

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This document was prepared by
and after recording mail to:

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One East Wacker Drive, Suite 1700
Chicago, Illinois 60601

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ST/CO Stamp 1-652-209-744 ST Tax \$665.00 CO Tax \$332.50

Send subsequent tax bills to:

Ameritus HC Owner, LLC
Attn: Joanne Doll
121 West Wacker Drive, Suite 1220
Chicago, Illinois 60601

COH1-220-257610
2/2/22

WARRANTY DEED

Grantor(s), **BLOOM CELEBRATIONS, LLC**, of the County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Grantee, **AMERITUS HC OWNER, LLC, a Delaware limited liability company**, of 121 West Wacker Drive, Suite 1220, Chicago, Illinois 60601, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A for legal description.

Subject to those exceptions set forth on attached Exhibit B.

PIN: 03-12-300-124-0000

Address of Real Estate: 412 Inland Drive, Wheeling, Illinois 60090

Hereby releasing and waiving all rights under and by virtue of the homestead exempt laws of the State of Illinois.

Dated as of the 20th day of June, 2022.

(SIGNATURE PAGE FOLLOWS)

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The undersigned has executed this Warranty Deed as of the date first written above.

GRANTOR:

BLOOM CELEBRATIONS, LLC

Uday Paranjape
By: Uday Paranjape
Its: Partner

Gautam Karandikar
By: Gautam Karandikar
Its: Partner

Madhura S. Shenoy
By: Madhura S. Shenoy
Its: Partner

SRINIVARMSHENAY
By: SRINIVARMSHENAY
Its: Partner POA FOR ANUJA DESHPANDE

Property of Cook County Clerk's Office

State of Illinois)
) ss.
County of Cook)
McLean

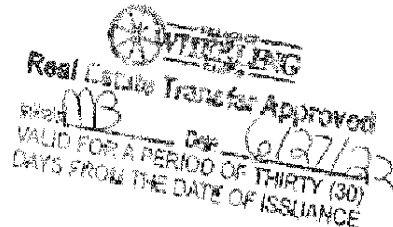
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that UDAY PARANJAPE, GAUTAM KARANDIKAR, MADHURA S. SHENOY, SRINIVARMSHENAY

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of June, 2022.

SEAL

Preet Patel
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

412 INLAND DRIVE, WHEELING, ILLINOIS

PARCEL 1:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 982.01 FEET EAST AND 196.74 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION):

THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 53.46 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 27.75 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 12 SECONDS EAST, 5.21 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 4.95 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 5.12 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 12 SECONDS EAST, 1.03 FEET; THENCE NORTH 81 DEGREES 07 MINUTES 49 SECONDS EAST, 9.00 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 13 SECONDS EAST, 0.94 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 5.10 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST 4.94 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 13 SECONDS EAST, 6.33 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 32.79 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 56.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88253526.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY THE AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALL AND EASEMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT NO. 88253528 AND BY SUPPLEMENTAL DECLARATION RECORDED DECEMBER 20, 1989 AS DOCUMENT NO. 89608946.

Commonly known as 412 Inland Drive, Wheeling, Illinois 60090

PIN: 03-12-300-124-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

412 INLAND DRIVE, WHEELING, ILLINOIS

1. Real estate taxes not yet due and payable.
2. Rights of tenants in possession, as tenants only, under existing unrecorded leases, identified in the rent roll attached to the alta statement, none of which contain any rights of first refusal, or options to purchase or rights of first offer and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Notice of storm water detention requirements recorded May 8, 1978 as Document 24437086.
4. Annual Maintenance Assessment of Wheeling Drainage District No. 1 under Law Docket No. 266337CO Book 402 Page 421.
5. Grant of easement recorded October 12, 1978 as Document 24666972 and as amended by Easement Agreement recorded May 14, 1980 as Document 25456482 to include easements for parking and maintenance of the same made by and between Harris Trust and Savings Bank, a corporation of Illinois, as Trustee under Trust Agreement dated November 10, 1977, known as trust number 38086 and Wheeling Trust and Savings Bank, a Trustee under Trust Agreement dated October 21, 1978, known as Trust Number 631 and 632 over the Land and other property for the purpose of ingress and egress to and from Wolf Road for pedestrian and vehicular traffic, for the installation of advertising signs and for installation, maintenance, repair and continued use of utility lines.
(Affects the Land and other property)
6. Easement, if any, granted to Public Service Company for maintenance of Poles and wires as referred to in the warranty deed from Joseph R. Lauletta, Jr. And Sigrid A. Lauletta, his wife to Fred William Wolf and Mariee Wolf, dated January 2, 1948 and recorded January 6, 1948 as Document 14225562.
(Affects Parcels 2 and 3, all Tracts)
7. Easement, if any, granted to Public Service Company for maintenance of poles and wires as referred to in the Agreement dated December 20, 1950 as Document 14978151.
(Affects Parcels 2 and 3 of all Tracts)
8. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken or used for Milwaukee Avenue and Wolf Road.
(Affects Parcel 2 of all Tracts)
9. Grant recorded October 31, 1960 as Document 18004038 made by Arthur Clesen and Mary Ann Clesen, his wife, to Northern Illinois Gas Company, its successors and assigns, of the right to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities in, upon, under, and along the East side of the public highway known as Wolf Road which extends along the West side of or through the West 1207.80 feet of Lot 1.
10. Terms, provisions, conditions and limitations set forth in a Cooperating Association Agreement made by and between Harris Trust and Savings Bank as Trustee under Trust Agreement dated December 26, 1986 known as Trust Number 43884 and the Twin Oaks Owners Association, a copy of which was recorded as Document 90083585 amended by Document 90113001.
Plan and agreement of merger between the Oaks Owners Association and Twin Oaks Owners Association recorded June 19, 2020 as Document 2017108028.
Amended and Restated Declaration of by-laws of the Oaks Owners Association recorded July 21, 2020 as Document 2020316031.

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11. Watermain and Sanitary Sewer Easement recorded October 15, 1980 as Document Number 25624541.
12. Easement as created by Grant recorded January 23, 1980 as Document 25332747 to the Commonwealth Edison Company.
13. Grant of easement to Public Service Company of Northern Illinois for gas mains on Milwaukee Avenue as created by instrument recorded as Document 5425704.
(Affects Parcel 3 of all Tracts)
14. Public Utility easement and covenants, Conditions and Restrictions Therein Contained recorded on February 17, 1981 as Document Numbers 25775992, 25786797, 26329652, 26348021 (modified by instrument recorded as Document No. 26466737), 26462004, 26462005, 26845284 and 86000862.
15. Covenants, conditions, easements and restrictions including assessments contained in instruments recorded as Documents 88253527, 88253528, 89608946 and 90083585.
Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.
16. Terms, provisions, conditions and limitations of the agreement made by and between Harris Trust and Savings Bank, a corporation of Illinois, as Trustee under Trust Agreement dated July 29, 1980 and known as Trust Number 40667 and Harris Trust and Savings Bank, a corporation of Illinois, as Trustee under Trust Agreements dated July 29, 1980 and known as Trust Nos. 40554 and 40672 dated March 15, 1981 and recorded March 16, 1981 as Document 25806847, and amended by Document 88253527, to provide party wall rights, easements and covenants and restrictions.
(Affects the Land and other property)
17. Easement contained in a grant recorded January 23, 1980 as Document 25332747 over portions described in Exhibit 'A' attached thereto granted to the Commonwealth Edison Company, its successors and assigns to install electrical facilities and to repair and maintain same.
18. Terms, provisions and conditions contained in the Plat of Annexation to The Wheeling Park District recorded December 22, 2003 as Document 0335639064 and December 29, 2003 as Document 336344119.
19. Easement Agreement recorded as Document No. 88253526 by and between American National Bank and Trust Company of Chicago as Trustee under Trust agreement dated March 6, 1988 known as Trust Number 104904-07 and Harris Trust and Savings Bank as Trustee under Trust Number 40985 for parking, vehicular and pedestrian ingress and egress, and maintenance of utility facilities over and upon part of the Land and other property.
Rights of adjoining owners to the concurrent use of said easement.