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RECORDING
RETURN TO:



2304513158D

Doc# 2304513158 Fee \$65.00

Justin Mantell, Esq.
ExchangeRight Real Estate, LLC
1055 E. Colorado Blvd., Suite 310
Pasadena, California 91106

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2023 12:41 PM PG: 1 OF 8

(Above Space for Recorder's use only)

QUIT-CLAIM DEED

THE GRANTOR, **EXCHANGERIGHT ESSENTIAL INCOME STRATEGY PROPERTIES 3, LLC**, a Delaware limited liability company ("Grantor"), whose address is 1055 E. Colorado Blvd., Suite 310, Pasadena, California 91106, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT-CLAIMS to **EXCHANGERIGHT ESSENTIAL INCOME STRATEGY PROPERTIES 5, LLC**, a Delaware limited liability company ("Grantee"), whose address is 1055 E. Colorado Blvd., Suite 310, Pasadena CA 91106, all interest in the real estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

See Exhibit A

Common Address: 12015 S. Western Avenue, Blue Island, Illinois 60406

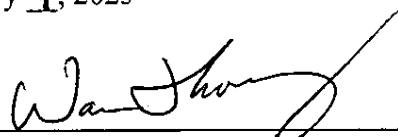
Permanent Identification Number: 25-30-106-003-0000; 25-30-106-004-0000; 25-30-106-005-0000; 25-30-111-031-0000; 25-30-117-001-0000; 25-30-117-002-0000; 25-30-117-003-0000

Subject to: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record

Send future real estate tax bills to ExchangeRight Real Estate, LLC at P.O. Box 60308, Pasadena, California 91116.

I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

~~February~~
January 9, 2023

By: 
Name: Warren Thomas on behalf of Grantor

REAL ESTATE TRANSFER TAX

14-Feb-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-30-106-003-0000

| 20230101627230 | 1-226-149-712

201 SSARS FH 228022 IAH

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date set forth above.

GRANTOR:

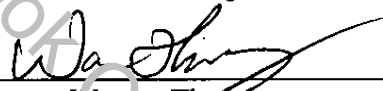
EXCHANGERIGHT ESSENTIAL INCOME STRATEGY PROPERTIES 3, LLC,
a Delaware limited liability company

By: EXCHANGERIGHT INCOME FUND OPERATING PARTNERSHIP, LP,
a Delaware limited partnership, its Sole Member

By: EXCHANGERIGHT INCOME FUND,
a Maryland statutory trust, its General Partner

By: EXCHANGERIGHT INCOME FUND TRUSTEE, LLC,
a Delaware limited liability company,
its Trustee

By: EXCHANGERIGHT REAL ESTATE, LLC,
a California limited liability company,
its Sole Member and Manager

By: 
Name: Warren Thomas
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

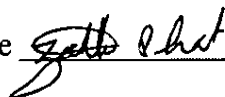
State of California }

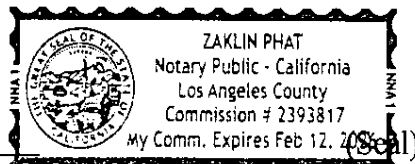
County of Los Angeles }

On January 6th, 2023, before me, Zaklin Phat, Notary Public, personally appeared Warren Thomas who proved to me on the basis of satisfactory evidence to be the person whose name is 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, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 



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EXHIBIT A

Legal Description of the Property

PARCEL 1:

LOTS 3, 4, AND 5 (EXCEPT THE WEST 9 FEET OF SAID LOTS) IN THE RESUBDIVISION OF LOTS 4 TO 24 AND VACATED ALLEYS IN ORIGINAL BLOCK 2 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 EXCEPTING FROM SAID LOTS THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND; BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 22, THENCE EASTERLY ALONG THE SOUTH LOT LINE OF AFORESAID LOT 22, A DISTANCE OF 7.0 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LOT LINE OF AFORESAID LOT 13, SAID POINT BEING 9.0 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF AFORESAID LOT 13 AS MEASURED ON THE NORTH LINE OF AFORESAID LOT 13 9.0 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 13, THENCE SOUTHERLY ALONG THE WEST LOT LINES OF AFORESAID LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING, IN BLOCK 6 IN PATTERSON'S SUBDIVISION OF LOT 3, THE SOUTH 33 FEET OF LOT 2 AND THE NORTH 33 FEET OF LOT 4, ALL IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 10, LOT 9, LOT 8 AND THE NORTH 1/2 OF LOT 7 (EXCEPT THE WEST 7 FEET OF SAID LOTS THEREOF) IN THE RESUBDIVISION OF LOTS 15 TO 23 AND VACATED ALLEY IN BLOCK 4 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JANUARY, 2023

Signature: SEE FOLLOWING PAGE
Grantor or Agent

Subscribed and sworn to before me
By the said SEE FOLLOWING PAGE
This _____, day of _____, 20____
Notary Public _____

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date JANUARY, 2023

Signature: SEE FOLLOWING PAGE
Grantee or Agent

Subscribed and sworn to before me
By the said SEE FOLLOWING PAGE
This _____, day of _____, 20____
Notary Public _____

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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SIGNATURE PAGE TO STATEMENT BY GRANTOR AND GRANTEE

GRANTOR:

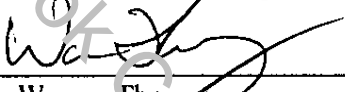
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a Delaware limited partnership, its Sole Member

By: EXCHANGERIGHT INCOME FUND,
a Maryland statutory trust, its General Partner

By: EXCHANGERIGHT INCOME FUND TRUSTEE, LLC,
a Delaware limited liability company,
its Trustee

By: EXCHANGERIGHT REAL ESTATE, LLC,
a California limited liability company,
its Sole Member and Manager

By: 
Name: Warren Thomas
Title: Manager

Given under my hand and official seal, this _____ day of January, 2023.

My commission expires See Attached _____
Notary Public

Property of County Clerk's Office

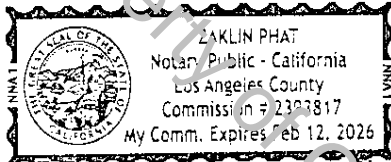
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 27th
day of January, 2023, by Warren Thomas

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Zaklin Phat

Properly Cook County Clerk's Office

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SIGNATURE PAGE TO STATEMENT BY GRANTOR AND GRANTEE

GRANTEE:

EXCHANGERIGHT ESSENTIAL INCOME STRATEGY PROPERTIES 5, LLC,
a Delaware limited liability company

By: EXCHANGERIGHT INCOME FUND OPERATING PARTNERSHIP, LP,
a Delaware limited partnership, its Sole Member

By: EXCHANGERIGHT INCOME FUND,
a Maryland statutory trust, its General Partner

By: EXCHANGERIGHT INCOME FUND TRUSTEE, LLC,
a Delaware limited liability company,
its Trustee

By: EXCHANGERIGHT REAL ESTATE, LLC,
a California limited liability company,
its Sole Member and Manager

By: Warren Thomas
Name: Warren Thomas
Title: Manager

Given under my hand and official seal, this _____ day of January, 2023.

My commission expires See Attached

Notary Public

Property of Orange County Clerk's Office

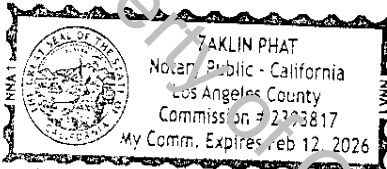
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State of California
County of Los Angeles

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day of January, 2023, by Warren Thomas

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Zaklin Phat

Property
Cook County Clerk's Office