UNOFFICIAL COPY



This instrument prepared by:

Susan M. Argo, Esq. Bricker Graydon LLP 312 Walnut Street, Suite 1800 Cincinnati, Ohio 45202

After Recording Return and Send Subsequent Tax Bills To:

OMH Property Corporation 2130 N. Lavergne Ave. Chicago, Ilinicis 50639 Attn: Omar M. Perreira Doc# 2418323134 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 7/1/2024 12:04 PM

PAGE: 1 0F 5

This space reserved for Recorder's use only.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS WARRANTY DEED is made at of this day of June, 2024 by THE HOME CITY ICE COMPANY, an Ohio corporation ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration hereby WARRANTS, GRANTS, BARGAINS, SELLS AND CONVEYS to OMH PROPERTY (ORI ORATION, an Illinois corporation ("Grantee"), forever, the following described land and improvements thereon situated in the County of Cook, in the State of Illinois ("Premises"), legally described and known as follows:

See Exhibit A attached hereto and mades part hereof.

Together with all and singular the hereditaments and appurtenances ther 40;

TO HAVE AND TO HOLD the said Premises, with the appurtenances target, forever, subject to: (a) covenants, conditions, and restrictions of record, (b) public and utility easements, and (c) general real estate taxes not yet due and payable;

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption, Laws of the State of Illinois.

[Remainder of page intentionally left blank. Signature page follows.]

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SIGNATURE PAGE TO WARRANTY DEED

IN WITNESS WHEREOF, this Warranty Deed has been executed by the Grantor on and as of the date first above written,

GRANTOR:

THE HOME CITY ICE COMPANY,

an Ohio corporation

By: Villiam J. Poland

Title: CFO of the Corporation

COUNTY OF Hamilton

I, the undersigned, a Notary Pi blid in and for said County, in the State aforesaid, DO HEREBY CERTIFY that (A) 11/1000 POICED, who is personally known to me to be the of The Home City Ice Company, an Ohio corporation, and personally known to me to be the same person whose name is stock-libed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

MINDY KRAMER Notary Public State of Ohio My Comm. Expires February 18, 2028 Notary Vublic /

Commission Expires:

2/13/2028

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

LOTS 5 TO 8 IN BLOCK 40 IN CHICAGO UNIVERSITY SUBDIVISION IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

PIN: 20-07-118-016-0000

Premises Address: 4910 S. Damen Ave., Chicago, IL 60609

PARCEL 2:

LOT 9 IN BLOCK 40 IN CHICAGO UNIVERSITY SUBDIVISION OF THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 38 NORTH, I ANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

PIN: 20-07-118-017-0000

Premises Address: 4920 S. Damen Ave., Chicago, JZ 60509

20371524v1



CHICAGO: 1.875.00 CIAL COPY

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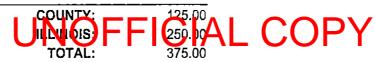
COOK COUNTY CLERK OFFICE RECORDING DIVISION 118 N. CLARK ST. ROOM 120 CHICAGO, IL 60602-1387

COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO. IL 60602-1387

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SECORDING DIVISION
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CHICAGO, IL 60602-1387