

**LOT 4 IN HYATT REDEVELOPMENT SUBDIVISION**

**ABSTRACT OF CERTAIN DUE DILIGENCE MATERIALS INCLUDING CERTAIN EXCEPTION  
DOCUMENTS SET FORTH IN TITLE COMMITMENT NO. CCHI2305448LD  
WITH A COMMITMENT DATE OF MARCH 18, 2025**

**DISCLAIMER: THE ABSTRACT IS PROVIDED AS INFORMATION ONLY FOR ANY PROSPECTIVE PURCHASERS OF THE ABOVE-REFERENCED PROPERTY. THERE IS NO REPRESENTATION OR WARRANTY MADE OR IMPLIED BY SELLER OR ANY AGENT OF SELLER (INCLUDING ANY AUCTIONEER OR ATTORNEY) MADE WITH RESPECT TO THE ACCURACY OR COMPLETENESS HEREOF. ANY PROSPECTIVE PURCHASER SHOULD HIRE ITS OWN LEGAL COUNSEL AND CONSULTANTS TO CONDUCT A REVIEW OF ANY MATERIALS IN THIS ABSTRACT AND AUCTION WEBSITE CONTAINING ANY SELLER'S RECORDS. NO LIABILITY FOR INACCURACIES, ERRORS OR OMISSIONS CONTAINED IN THIS ABSTRACT IS ASSUMED BY SELLER, AUCTIONEER OR ANY OF ITS AGENTS (INCLUDING ANY ATTORNEYS).**

1. General Real Estate Taxes – Although Seller believes it has not paid any real estate taxes for the subject property for multiple years, the real estate taxes are shown as current in the above-referenced Title Commitment. Seller intends that the conveyance of the subject property will be subject to any exceptions to title relating to any third party's rights, if any, to the subject property or any other exceptions raised by a title company as a result of the payment of real estate taxes by a party other than Seller.
2. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded as Document #1934717037 (the "REA") – In addition to the easements (including, without limitation, any drainage easement areas), prohibited uses, exclusive uses granted for the benefit of other properties, and other matters that may encumber the subject property, please note that there is a NO-BUILD AREA encumbering the subject property as set forth in Section 7.4 of the REA and designated on Exhibit B-1 attached thereto.
3. Perry's Ground Lease dated January 21, 2019 by and between 1780 E Golf Road LLX and Perry's Steakhouse of Illinois, L.L.C. (the "Perry's Ground Lease") – Although the above-referenced Title Commitment does not reflect any memorandum of lease recorded against the subject property with respect to the Perry's Ground Lease includes provisions that encumber the subject property which Seller intends to disclose to the title company. Accordingly, Seller intends that the conveyance of the subject property will be subject to any exceptions to title relating the rights benefitting Perry's Steakhouse of Illinois L.L.C. ("Perry's"), and any successor and interest

thereto, or any owner of the real property thereof and any encumbrances set forth in the Perry's Ground Lease including, without limitation, Perry's right to use the parking areas constructed on the subject property in accordance with the Perry's Ground Lease and a no-build area that includes all of the subject property.