

## SHERIFF'S DEED

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THIS INDENTURE WITNESSETH,

THE GRANTOR, GARY CARUANA, Sheriff of Winnebago County, Illinois, pursuant to and under the authority conferred by the provisions of a Judgment of Foreclosure and Sale entered by the Circuit Court of Winnebago County, Illinois, on September 25, 2024, in Case No. 2024 FC 231, entitled *Northwest Bank of Rockford vs. 3241FV Property Holdings, LLC; Juan M. Guerrero; Warrior Industrial Packaging, Inc.; Unknown Owners and Non-Record Claimants*, and pursuant to the Order Confirming Sale entered June 5, 2025, conveys and warrants to:

FORESIGHT BANK f/k/a NORTHWEST BANK OF ROCKFORD

whose address is 809 Cannell-Puri Court, Winnebago, Illinois 61088

the following described real estate, to have and to hold forever:

The Property Commonly Known As: 3241 & 3261 Forest View Road, Rockford, Illinois 61109

Property Identification Number: 12-30-355-019

Legally Described As:

**PARCEL 1:**

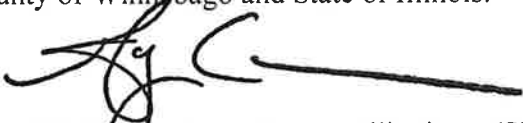
Lot Twenty-one (21) as designated upon the Plat of East Rock Industrial Park, the Plat of which Subdivision is recorded in Book 32 of Plats on Page 64 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois; AND ALSO part of Lot Twenty-two (22) as designated upon the Plat of East Rock Industrial Park, the Plat of which is recorded in Book 32 of Plats on Page 64 in the Recorder's Office of Winnebago County, Illinois, bounded and described as follows, to-wit: Beginning at a point in the East line of said lot which bears South 00 degrees 31' 55" West, 98.80 feet from the Northeast corner of said lot; thence South 89 degrees 59' 20" West, parallel with the North line of said lot, 310.50 feet; thence North 00 degrees 31' 55" East, parallel with the East line of said lot, 98.80 feet to the North line of said lot; thence South 89 degrees 59' 20" West, along the North line of said lot, 89.50 feet to the Northwest corner of said lot; thence South 00 degrees 31' 55" West, along the West line of said lot, 108.90 feet to the Southwest corner of said lot; thence North 89 degrees 59' 20" East, along the South line of said lot, 400.00 feet to the Southeast corner of said lot; thence North 00 degrees 31' 55" East, along the East line of lot, 10.10 feet to the point of beginning; situated in the County of Winnebago and State of Illinois.

**PARCEL 2:**

Lot Twenty-two (22) as designated upon the Plat of East Rock Industrial Park, the Plat of which is recorded in Book 32 of Plats on Page 64 in the Recorder's Office of Winnebago County, Illinois, EXCEPTING THEREFROM: Beginning at a point in the East line of said lot which bears South 00

degrees 31' 55" West, 98.80 feet from the Northeast corner of said lot; thence South 89 degrees 59' 20" West, parallel with the North line of said lot, 310.50 feet; thence North 00 degrees 31' 55" East, parallel with the East line of said lot, 98.80 feet to the North line of said lot; thence South 89 degrees 59' 20" West, along the North line of said lot, 89.50 feet to the Northwest corner of said lot; thence South 00 degrees 31' 55" West, along the West line of said lot, 108.90 feet to the Southwest corner of said lot; thence North 89 degrees 59' 20" East, along the South line of said lot, 400.00 feet to the Southeast corner of said lot; thence North 00 degrees 31' 55" East, along the East line of lot, 10.10 feet to the point of beginning; situated in the County of Winnebago and State of Illinois.

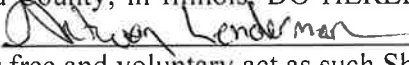
Dated this 17<sup>th</sup> day of June, 2025.

  
Sheriff of Winnebago County, Illinois (SEAL)

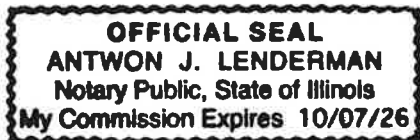
By: 

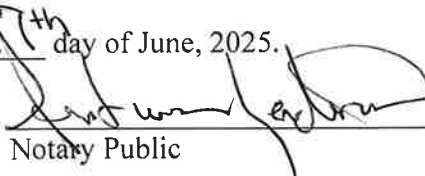
Affix Transfer Stamp or "Exempt pursuant to Section 31-45(L) of the Real Estate Transfer Tax Law."	
Date	Buyer, Seller or Representative

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF WINNEBAGO )

I, the undersigned, a Notary Public in and for said County, in Illinois, DO HEREBY CERTIFY THAT Gary Caruana, Sheriff of Winnebago County, Illinois, by  appeared before me this day signed, and delivered this Sheriff's Deed as his/her free and voluntary act as such Sheriff.

Given under my hand and notarial seal this 17<sup>th</sup> day of June, 2025.



  
Notary Public

**FUTURE TAXES TO:**  
Foresight Bank  
809 Cannell-Puri Court  
Winnebago, IL 61088

**RETURN TO:**  
Reno & Zahm LLP  
Attn: Michael G. Schultz, Esq.  
2902 McFarland Road, Suite 400  
Rockford, IL 61107

This instrument was prepared by:

Michael G. Schultz, Esq.  
Reno & Zahm LLP  
2902 McFarland Road, Suite 400  
Rockford, IL 61107  
(815) 987-4050  
mgs@renozahm.com