

SHERIFF'S DEED

This Indenture, Made this 22nd day of July, A.D. 2025, BETWEEN GARY CARUANA, Sheriff of Winnebago County, in the State of Illinois, party of the first part, and City of South Beloit, Illinois, party of the second part, Grantee, WITNESSETH:

WHEREAS, In pursuance of a decree entered by the Circuit Court of Winnebago County, Illinois, in a certain case then pending therein, on the Chancery side thereof, wherein the City of South Beloit, Plaintiff, vs. New Chapter Group, Inc. an Illinois corporation; Zhibin Wang; Zhanhai Zhang; TEK Enterprises, Inc., d/b/a Servpro of Southwest Waukesha County, a Wisconsin corporation; Ariva Hospitality, Inc., d/b/a The Garden Hote and Conference Center, an Illinois corporation; Liancheng Zhang; and Unknown Owners and Nonrecord Claimants, Defendants, as Case No. 2020-CH-205, the said Sheriff duly advertise according to law, the premises hereinafter described, for sale at public auction conducted virtually by Roup.com , to the highest and best bidder for cash between the 23rd day of June, 2025 at the hour of 10:00 o'clock A.M., and ending on the 25th day of June, A.D. 2025 at the hour of 10:00 o'clock A.M..

AND WHEREAS, at the time and place so aforesaid appointed for said sale, the said Sheriff attended to make the same, and offered and exposed said premises for sale at public auction, to the highest and best bidder for cash and thereupon City of South Beloit offered and credit bid therefore the sum of One Hundred Eleven Thousand Two Hundred Ninety-two and 73/100 Dollars (\$111,292.73); and that being the highest and best bid offered, said Sheriff accordingly struck off and sold to said City of South Beloit for said sum of money, the said premises, and did thereupon sign, seal and deliver to said City of South Beloit the usual Sheriff's Certificate therefore;

AND WHEREAS, said premises have not been redeemed from said sale; NOW THEREFORE, in consideration of the premises, the said party of the first part doth hereby convey unto the said party of the second part, its heirs and assigns, the said premises, which are situated in the County of Winnebago and State of Illinois, and described as follows, to-wit:

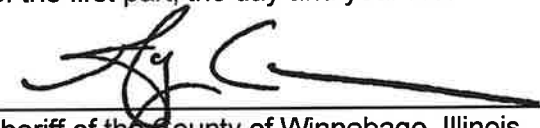
Part of the Northwest fractional Quarter (1/4) and part of the Southeast Quarter (1/4) of Section 5, Township 46 North, Range 2 East of the Third Principal Meridian, Roscoe Township, now City of South Beloit, Winnebago County, Illinois, described as follows: Commencing at the Northeast corner of Section 5, aforesaid; thence due South (assumed) along the Old Centerline of Dearborn Avenue (U.S. Hwy. 51), a distance of 600.00 feet; thence North 89 degrees 03 minutes 30 seconds West; 33 feet to the West line of Dearborn Avenue and the

place of beginning for the land to be herein described; thence South 207.50 feet; thence West 17.00 feet; thence South 100.38 feet to a point of curve, thence Southerly along a curve convexed Easterly and not tangent to the last described line 331.12 feet, having a radius of 930.77 feet; the chord being the South 10 degrees 24 minutes 45 seconds West 329 feet to a point of tangency; thence South 20 degrees 36 minutes 15 seconds West, 111.27 feet; thence South 55 degrees 49 minutes 15 seconds West 81.78 feet; thence North 89 degrees 04 minutes 45 seconds , 347.64 feet; thence South 00 degrees 55 minutes 15 seconds West, 30.00 feet; thence North 89 degrees 04 minutes 45 seconds West, 98.67 feet; thence North 719.05 feet to a point of curve; thence Northerly along a curve convexed Easterly 111.63 feet, having a radius of 60.00 feet, the chord being North 96.21 feet; thence South 89 degrees 03 minutes 30 seconds East, 630.32 feet to the place of beginning; situated in the County of Winnebago and State of Illinois.

P.I.N.: 04-05-277-001 and P.I.N. 04-05-277-002

TO HAVE AND TO HOLD The same with all the appurtenances thereunto belonging unto the said party of the second part, its heirs and assigns forever.

WITNESS The hand and seal of the said party of the first part, the day and year first above written.



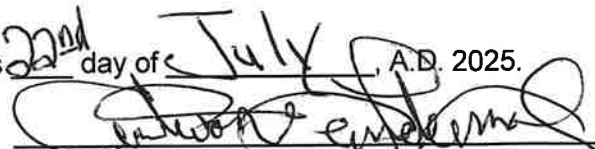
Sheriff of the County of Winnebago, Illinois (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

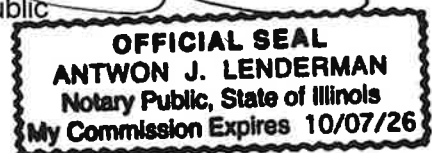
I, Antwon J. Lenderman, a Notary Public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that GARY CARUANA Sheriff of said County, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, as such Sheriff, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22nd day of July, A.D. 2025.

My Commission Expires 10/7, 2026



Notary Public



Future Taxes To: City of South Beloit
 519 Blackhawk Blvd.
 South Beloit, Illinois 61080

Return to: City of South Beloit
 519 Blackhawk Blvd.
 South Beloit, IL 61080

Prepared by: Attorney Douglas R. Henry, 6833 Stalter Drive, Rockford, IL 61108

No. 2020-CH-205

SHERIFF'S DEED

GARY CARUANA, Sheriff.

TO

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

This instrument was filed for record in the Recorder's Office of Winnebago County aforesaid, on the ____ day of _____, 2025 at ____ o'clock __.M. and recorded in Book _____ of _____ on Page _____.

RECORDER.