SHERIFF SALE DEED

THE GRANTOR, the Sheriff of MACOUPIN County, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of MACOUPIN County, Illinois, on September 29, 2025, in Case No. 2024 FC 35, entitled CHANDLER & CHANDLER FINANCIAL, LLC vs. DONAVON HAMMANN; MARY R. BRENNAN; CITY OF CARLINVILLE, and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15-1507(c) by said grantor on March 18, 2026, does hereby grant, transfer, and convey to CHANDLER & CHANDLER FINANCIAL, LLC the following described real estate situated in the County of MACOUPIN, in the State of Illinois, to have and to hold forever:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF MACOUPIN, AND IS DESCRIBED AS FOLLOWS:
LOTS NUMBERED FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17) OF THE ORIGINAL PLAT OF THE TOWN, NOW CITY OF CARLINVILLE AND EXCEPT
FIRST: A STRIP OF LAND OF THE UNIFORM WIDTH OF SIXTY (60) FEET OFF OF THE SOUTH ENDS OF LOTS NUMBERED FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), AFORESAID
SECOND: FORTY-TWO (42) FEET OFF OF THE NORTH ENDS OF SAID LOTS NUMBER FIFTEEN (15) AND SIXTEEN (16) AND FORTYTWO (42) FEET OFF OF THE NORTH END OF FIFTEEN AND ONE HALF (15 1/2) FEET OFF OF THE EAST SIDE OF SAID LOT NUMBER SEVENTEEN (17).

Property Index No. 12-000-748-00

Commonly known as 226 North West Street Carlinville, IL 62626

TO HAVE AND THE HOLD the same, with all the appurtenances there unto belonging and all improvements thereon, and fixtures attached to or used in connection with said premises, unto said grantee, its successors and assigns, forever.

Witness the Hand and Seal of said Grantor
Dated this 21st day of October 20 25

Shawn Kalb (SEAL) Sheriff of MACOUPIN County.

STATE OF ILLINOIS

COUNTY OF MACOUPIN

I, the undersigned, a Notary Public in and for said County of MACOUPIN State of Illinois aforesaid, DO HEREBY CERTIFY the Sheriff, personally known to me to be the same person(s) whose name as the Sheriff of MACOUPIN County, Illinois, is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such Sheriff, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of October, 2024

Kimberly Ann Dugan
NOTARY PUBLIC

IMPRESS SEAL HERE

KIMBERLY ANN DUGAN
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 993280
My Commission Expires July 09, 2028

Commission expires July 9 2028.

Exempt under provision of Paragraph ___E____ Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

_____ _____
Date Buyer, Seller or Representative

Grantee contact and address:
CCFM-BW-1, LLC
4617 S PIONEER RD STE 100
ST GEORGE, UT 84790

Prepared by and mail to:
Eric Feldman & Associates, PC
53 W. Jackson Blvd., Suite 205
Chicago, IL 60604
312-344-3529
paralegal@efalaw.com