

ALTA LOAN AND EXTENDED COVERAGE STATEMENT FOR PURCHASE

Commitment No.: RAIL-50001

Premises: 2053 North Milwaukee Avenue, Chicago, Illinois

With respect to the land described in the above Commitment the Signatories herein make the following statements to induce **Riverside Abstract, LLC**, or its Underwriters to issue the subject title policy or policies, now or in the future.

STATEMENT OF SELLER(S) and PURCHASER(S)

The Seller(s) and Purchaser(s) each certify to its respective actual knowledge:

- 1) Seller has not entered into any contracts for the furnishing of any labor or material to the land or the improvements thereon have been let within the previous six months that have not been fully performed and satisfied;
- 2) No unrecorded security agreements or leases in respect to any goods or chattels that have or will become attached to the land or any improvements thereon as fixtures, have been given by Seller or are outstanding that have not been fully performed and satisfied;
- 3) There are no unrecorded leases to which the land may be subject that contain an option to purchase, right of renewal, right of first refusal and no unrecorded easements or other servitudes to which the land or building, or portions thereof, are subject;
- 4) There are no unrecorded contracts, deeds, mortgages, lines of credit, or options affecting the subject property;
- 5) No notice has been received of any proposed special assessments or common expense assessments;
- 6) No homeowners association affects the land;
- 7) The only occupants of the subject property are tenants under written leases, if any.
- 8) That there is no property manager and all management fees, if any, are fully paid.

The above certifications are true except for: information known by Riverside Abstract, LLC, or otherwise publicly available.

STATEMENT OF MORTGAGOR(S)

That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the Purchasers or Pledges thereof against any defenses thereto by the Mortgagor or the Mortgagor's heirs, personal representative or assigns.