

## Bill of Sale

Commitment No.: 25-148508

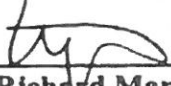
**Richard Mark Holtzman and Kathy Lynn Donath**, of the Village of Big Rock, County of Kane, Illinois, in consideration of Ten and NO/100 Dollars (\$10) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to **The Riverside Club for Adventure and Imagination**, of the City of Chicago, County of Cook, Illinois, the following described personal property located on the premises commonly **49W226 Jericho Road, Big Rock, IL 60511**, to-wit:

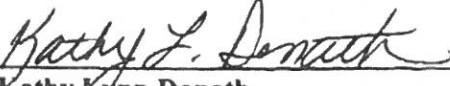
All heating, electrical and plumbing systems, together with all items listed under Paragraph 3 of the Real Estate Contract dated March 10, 2025.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale this 8 day of April 2025.

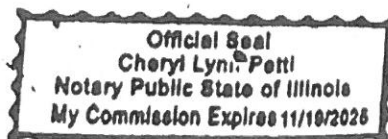
  
\_\_\_\_\_  
Richard Mark Holtzman

  
\_\_\_\_\_  
Kathy Lynn Donath

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Richard Mark Holtzman and Kathy Lynn Donath**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7 day of April 2025.

Notary Public





# AFFIDAVIT OF TITLE

State of Illinois )  
County of KANE )  
SS.

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named **The Riverside Club for Adventure and Imagination**.

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated \_\_\_\_\_ to grantee(s), conveying the following described premises:

*See Exhibit "A" attached hereto and made a part hereof*

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the title date of **03/12/2025**, in the report of title issued by First American Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any, in possession of the premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from \_\_\_\_\_ to \_\_\_\_\_, and not for any longer term, and have no other or further interest whatsoever in the premises.

That all water use charges, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the premises.

Dated: 4-17-2025

  
Richard Mark Holtzman

*Kathy L Donath*  
Kathy Lynn Donath

Subscribed and sworn to before me this 7 day of April 2025.

*Chris Lynn Bell*  
Notary Public

