

2016 JAN 14 PM 4: 09

Bernard J. Youngblood
Wayne County Register of Deeds
2016030682 L: 52679 P: 733
01/14/2016 04:11 PM WD Total Pages: 3



P.A. 327 OF 1338
AFFIDAVIT FILED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **THE PAL GROUP, LLC**, a Michigan limited liability company, the address of which is 6235 Concord Avenue, Detroit, Michigan 48211, **CONVEYS AND WARRANTS** to **CORKTOWN LOFTS LLC**, a Michigan limited liability company, the address of which is 1702 W. Fort Street, Detroit, Michigan 48216, the following described premises situated in the City of Detroit, County of Wayne and State of Michigan, to-wit:

Lots 3 and 4, SPECHT'S SUBDIVISION, of Lots 6 and 7 of the Subdivision of Lot 1 of the Subdivision of Private Claim No. 27, according to the plat thereof as recorded in Liber 65 of Deeds, Page 142, Wayne County Records and all of Lots 4 and 5, Subdivision of Lot 2 of the Subdivision of Private Claim No. 27, now known as Lognon Farm, according to the plat thereof as recorded in Liber 137 of Deeds, Page 70, Wayne County Records.

Commonly Known as: 1701; 1723 W Lafayette Blvd.
Tax Item No.: Ward 8; Item No. 66-7

subject only to those matters described in Exhibit A, attached hereto and incorporated herein by reference,

for the consideration set forth in the attached Real Estate Transfer Tax Valuation Affidavit.

[SIGNATURE PAGE FOLLOWS]

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.


No: 70 Richard P. Holroyd Not Examined
Date: 1/14/16 WAYNE COUNTY TREASURER Check: [Signature]

[SIGNATURE PAGE ATTACHED TO AND PART OF COVENANT DEED
FROM THE PAL GROUP, LLC TO CORKTOWN LOFTS LLC]

Dated this 12th day of January, 2016


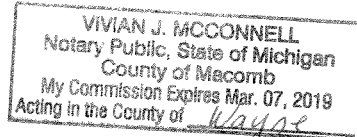
SIGNED AND SEALED:

The PAL Group, LLC,
a Michigan limited liability company

By: 
Richard S. Portwood
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12th day of January, 2016 by Richard S. Portwood, the Manager of The PAL Group, LLC, who executed the foregoing instrument on behalf of the company.



Notary Public, Macomb County, MI
Acting in Wayne County, MI
My Commission Expires: 3-7-2019

DRAFTED BY:
Walter Z. Graves, Esq.
39533 Woodward Ave.
Suite 170
Bloomfield Hills, MI 48304

WHEN RECORDED, RETURN TO:
~~Grantee~~

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 60686215 jmv

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments that have become a lien against the property but are not yet due and payable.
2. Building and use restrictions, easements and encumbrances of record, and applicable zoning ordinances.
3. Party Wall Agreement, recorded in Liber 7091, Page 475.
4. Possible interest of Detroit River Tunnel Partnership, an Ontario general partnership, in the subsurface of Lots 1 – 3 and 7 (Parcels 3 and 4) as evidenced in Easement Agreements recorded in Liber 46397, page 192, Liber 46397, Page 228, Liber 46397, Page 251 and Liber 46397, Page 275; and in Resolution recorded in Liber 47711, page 299.
5. Matters shown by ALTA/ACSM Land Title Survey prepared by Giffels-Webster Engineers, dated October 20, 2015 as Project No. 18327.51D.

2016 JAN 14 PM 4:09

Bernard J. Youngblood
Wayne County Register of Deeds
2016030680 L: 52679 P: 727
01/14/2016 04:11 PM WD Total Pages: 3



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Richard S. Portwood and Cynthia Mary Tsangalias-Portwood**, husband and wife, whose address is 6235 Concord Avenue, Detroit, Michigan 48211, **CONVEYS AND WARRANTS** to **CORKTOWN LOFTS LLC**, a Michigan limited liability company, the address of which is 1702 W. Fort Street, Detroit, Michigan 48216, the following described premises situated in the City of Detroit, County of Wayne and State of Michigan, to-wit:

Lots 6 and 7, Subdivision of Lot 2 of the Subdivision of Private Claim No. 27, known as the Lognon Farm, as recorded in Liber 137, Page 70 of Deeds, Wayne County Records.

Said Land is also described as follows:

Lots 6 and 7, Block 7, Subdivision of Lot 2 of the Subdivision of Private Claim No., 27, as recorded in Liber 137, Page 69 of Deeds, Wayne County Records.

Commonly Known as: 1749 W Lafayette Blvd.
Tax Item No. 08000068

Subject only to those matters described in Exhibit A, attached hereto and incorporated herein by reference,

for the consideration set forth in the attached Real Estate Transfer Tax Valuation Affidavit.

[SIGNATURE PAGE FOLLOWS]

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.

No: 598 Richard P. Hillery Not Examined
Date: 1/14/16 WAYNE COUNTY TREASURER Clerk [Signature]

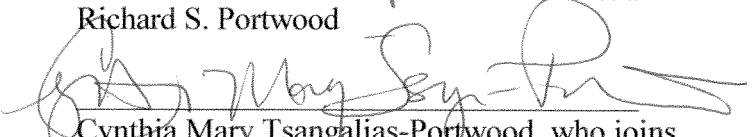
3

[SIGNATURE PAGE ATTACHED TO AND PART OF WARRANTY DEED
FROM RICHARD S. PORTWOOD AND CYNTHIA MARY TSANGALIAS-PORTWOOD TO
CORKTOWN LOFTS LLC]

Dated this 12th day of January, 2016

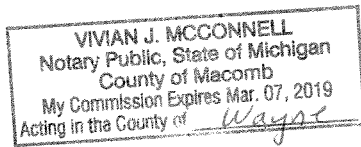
SIGNED AND SEALED:


Richard S. Portwood


Cynthia Mary Tsangalias-Portwood, who joins
in the execution of this instrument for the purpose
of barring her dower

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12th day of January, 2016 by
Richard S. Portwood and Cynthia Mary Tsangalias-Portwood, who execute this instrument as
their free act and deed.





Notary Public, Macomb County, MI
Acting in Wayne County, MI
My Commission Expires: 3-7-2019

DRAFTED BY:
Walter Z. Graves, Esq.
39533 Woodward Ave.
Suite 170
Bloomfield Hills, MI 48304

WHEN RECORDED, RETURN TO:
Grantee

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 6068215 jmv

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments that have become a lien against the property but are not yet due and payable.
2. Building and use restrictions, easements and encumbrances of record, and applicable zoning ordinances.
3. Oil, Gas, Mineral, and Aboriginal Antiquities reserved by State of Michigan in a Deed, dated March 31, 1997 and recorded July 20, 1998 in Liber 29908, Page 3114, Wayne County Records.
4. Possible interest of Detroit River Tunnel Partnership, an Ontario general partnership, in the subsurface of Lots 1 – 3 and 7 (Parcels 3 and 4) as evidenced in Easement Agreements recorded in Liber 4639 page 192, Liber 46397, Page 228, Liber 46397, Page 251 and Liber 46397, Page 275; and in Resolution recorded in Liber 47711, page 299.
5. Matters shown by ALTA/ACSM Land Title Survey prepared by Giffels-Webster Engineers, dated October 20, 2015 as Project No. 18327.51D.

2016 JAN 14 PM 4:10

P.A. 327 OF 1968
AFFIDAVIT FILED

Bernard J. Youngblood
Wayne County Register of Deeds
2016030683 L: 52679 P: 736
01/14/2016 04:11 PM WD Total Pages: 3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **THE PAL GROUP, LLC**, a Michigan limited liability company, the address of which is 6235 Concord Avenue, Detroit, Michigan 48211, **CONVEYS AND WARRANTS** to **CORKTOWN LOFTS LLC**, a Michigan limited liability company, the address of which is 1702 W. Fort Street, Detroit, Michigan 48216, the following described premises situated in the City of Detroit, County of Wayne and State of Michigan, to-wit:

Lot 3 and the Westerly 14.58 feet, as measured along the front Lot line and 30.27 feet as measured along the rear Lot line of Lot 4, Block 6, of SPECHT'S SUBDIVISION of Lots 6 and 7 of the Subdivision of Lot 1 of the Subdivision of Private Claim No. 27, according to the plat thereof as recorded in Liber 65, Page 142 of Deeds, Wayne County Records.

Commonly Known as: 1681 W Lafayette Blvd.
Tax Item No.: Ward 08; Item No. 000065 (covers more land), Ward 08; Item No. 000065.001 (New for 2016)

subject only to those matters described in Exhibit A, attached hereto and incorporated herein by reference, for the consideration set forth in the attached Real Estate Transfer Tax Valuation Affidavit.

[SIGNATURE PAGE FOLLOWS]

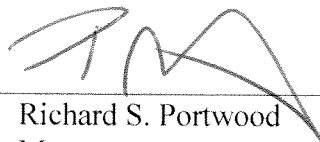
This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.
No: 510 Richard P. Hillery Not Examined
Date 1/14/16 WAYNE COUNTY TREASURER Clerk [Signature]

① ②

[SIGNATURE PAGE ATTACHED TO AND PART OF COVENANT DEED
FROM THE PAL GROUP, LLC TO CORKTOWN LOFTS LLC]
Dated this 12th day of January, 2016


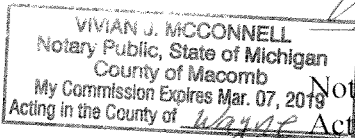
SIGNED AND SEALED:

The PAL Group, LLC,
a Michigan limited liability company

By: 
Richard S. Portwood
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12th day of January, 2016 by Richard S. Portwood, the Manager of The PAL Group, LLC, who executed the foregoing instrument on behalf of the company.


 Notary Public, Macomb County, MI
Acting in the County of Wayne Acting in Wayne County, MI
My Commission Expires: 3-7-2019

DRAFTED BY:
Walter Z. Graves, Esq.
39533 Woodward Ave.
Suite 170
Bloomfield Hills, MI 48304

WHEN RECORDED, RETURN TO:
~~Grantee~~

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 60686215 jmu

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments that have become a lien against the property but are not yet due and payable.
2. Building and use restrictions, easements and encumbrances of record and applicable zoning ordinances.
3. Possible interest of Detroit River Tunnel Partnership, an Ontario general partnership, in the subsurface of Lots 1 – 3 and 7 as evidenced in Easement Agreements recorded in Liber 46397, page 192, Liber 46397, Page 228, Liber 46397, Page 251 and Liber 46397, Page 275; and in Resolution recorded in Liber 47711, page 299.
4. Those matters shown on Survey Project No. 18327.51D made by Giffels Webster dated October 20, 2016.

ATTORNEY FILED
JAN 14 2016 3:27 PM '16

2016 JAN 14 PM 4: 09

Bernard J. Youngblood
Wayne County Register of Deeds

2016030681 L: 52679 P: 730
01/14/2016 04:11 PM WD Total Pages: 3



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **MALLY PROPERTIES, LLC**, a Michigan limited liability company, the address of which is 6235 Concord Avenue, Detroit, Michigan 48211, **CONVEYS AND WARRANTS** to **CORKTOWN LOFTS LLC**, a Michigan limited liability company, the address of which is 1702 W. Fort Street, Detroit, Michigan 48216, the following described premises situated in the City of Detroit, County of Wayne and State of Michigan, to-wit:

Lots 1 and 2, Block 6, North of Fort Street, Lots 1 and 2, Block 7 North of Fort Street, SPECHT'S SUBDIVISION, according to the recorded plat thereof, as recorded in Liber 65, Page 142 of Deeds, Wayne County Records.

AND

The East 19.56 feet on the South line and being East 124.32 feet on the North line of Lot 3, North of Fort Street, SUBDIVISION OF LOT 2 OF THE SUBDIVISION OF PRIVATE CLAIM 27 KNOWN AS THE LOGNON FARM, according to the recorded plat thereof, as recorded in Liber 137, Pages 69 and 70 of Deeds, Wayne County Records

Commonly Known as: 1702 W Fort St.
Tax Item No. 08000048

subject only to those matters described in Exhibit A, attached hereto and incorporated herein by reference, for the consideration set forth in the attached Real Estate Transfer Tax Valuation Affidavit.

[SIGNATURE PAGE FOLLOWS]

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or titles owed to any other entities.
No: 548 Richard P. Hill Not Examined
Date: 1/14/16 WAYNE COUNTY TREASURER Clerk


F

[SIGNATURE PAGE ATTACHED TO AND PART OF COVENANT DEED
FROM MALLY PROPERTIES, LLC TO CORKTOWN LOFTS LLC]

Dated this 12th day of January, 2016

SIGNED AND SEALED:

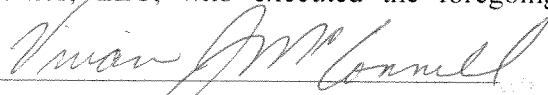
Mally Properties, LLC,
a Michigan limited liability company

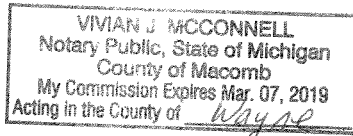
By: 
Richard S. Portwood

Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12th day of January, 2016 by Richard S. Portwood, the Manager of Mally Properties, LLC, who executed the foregoing instrument on behalf of the company.





Notary Public, Macomb County, MI
Acting in Wayne County, MI
My Commission Expires: 3-7-2019

DRAFTED BY:
Walter Z. Graves, Esq.
39533 Woodward Ave.
Suite 170
Bloomfield Hills, MI 48304

WHEN RECORDED, RETURN TO:
Grantee,

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 60686215 jmv

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments that have become a lien against the property but are not yet due and payable.
2. Building and use restrictions, easements and encumbrances of record, and applicable zoning ordinances.
3. Rights of Lisa Spindler Photography, Inc. and Pluto Post Productions, Inc. as tenants under unrecorded leases, as tenants only, with no rights of purchase.
4. Possible interest of Detroit River Tunnel Partnership, an Ontario general partnership, in the subsurface of Lots 1 – 3 and 7 (Parcels 3 and 4) as evidenced in Easement Agreements recorded in Liber 46397, page 192, Liber 46397, Page 228, Liber 46397, Page 251 and Liber 46397, Page 275; and in Resolution recorded in Liber 47711, page 299.
5. Matters shown by ALTA/ACSM Land Title Survey prepared by Giffels-Webster Engineers, dated October 20, 2015 as Project No. 18327.51D.