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Doc# 2225855045 Fee \$62.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2022 12:19 PM PG: 1 OF 4

Property of Cook County

SPECIAL WARRANTY DEED

Recording requested by and when recorded please return to:

Ian Douglas, Esq.
Snell & Wilmer, L.L.P.
One Arizona Center
400 East Van Buren Street, Suite 1900
Phoenix, AZ 85004

Future Tax Bills to:
Beacon Hazelcrest, LLC
2398 East Camelback Rd
Ste 615
Phoenix, AZ 85016

THIS SPECIAL WARRANTY DEED is made this 30 day of June, 2022, by ILHC Hazel MHP, LLC, a Colorado limited liability company ("Grantor"), in favor of Beacon Hazelcrest, LLC, a Delaware limited liability company ("Grantee"), which has an office at 2398 E. Camelback Road, Suite 615, Phoenix, Arizona 85016.

WITNESSETH, That Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, located in the County of COOK, State of ILLINOIS, more particularly described on Exhibit 1, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments, easements, rights of way and appurtenances, and with all of Grantor's interest, if any, in and to any and all minerals, water, ditches, wells, reservoirs and drains, and all water, ditch, well, reservoir and drainage rights which

First American Title Insurance
National Commercial Services
NCS-111156-1 CO

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are appurtenant to, located on, now or hereafter acquired under or above or used in connection with the property (collectively, the "Property").

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except those matters set forth on Exhibit 2, attached hereto and incorporated herein by this reference.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof BY, THROUGH OR UNDER Grantor.

Signature page Follows

REAL ESTATE TRANSFER TAX		09-Sep-2022
	COUNTY:	296.00
	ILLINOIS:	592.00
	TOTAL:	888.00
29-30-123-001-0000	20220701667189	0-110-295-632


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IN WITNESS WHEREOF, Grantor has caused its name to be hereunto subscribed on the day and year first above written.

GRANTOR:

ILHC Hazel MHP, LLC
a Colorado limited liability company

By: Impact MHC Management, LLC,
a Wyoming limited liability company
Its: Manager

By: 
Name: David H. Reynolds
Title: President


STATE OF Colorado
COUNTY OF Delta

)
) ss.
)

The foregoing instrument was acknowledged before me this 28 day of June, 2022 by David H. Reynolds, as President of Impact MHC Management, LLC, a Wyoming limited liability company, as manager of ILHC Hazel MHP, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: May 12, 2023


Notary Public

(NOTARIAL SEAL)

AMY BETH BURGET
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154018728
MY COMMISSION EXPIRES MAY 12, 2023

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Exhibit 1 to Deed

LEGAL DESCRIPTION

LOTS 11 THROUGH 30, BOTH INCLUSIVE, IN BLOCK 2 IN ORCHARD RIDGE ADDITION TO SOUTH HARVEY, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 25, ALSO OF THE EAST 16.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, BOTH IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Nos.

29-30-123-001-0000
29-30-123-002-0000
29-30-123-003-0000
29-30-123-004-0000
29-30-123-005-0000
29-30-123-006-0000
29-30-123-007-0000
29-30-123-021-0000
29-30-123-022-0000
29-30-123-023-0000
29-30-123-024-0000
29-30-123-025-0000
29-30-123-026-0000
29-30-123-027-0000
29-30-123-028-0000
29-30-123-029-0000
29-30-123-030-0000
29-30-123-031-0000
29-30-123-032-0000

Address for Reference only:

16902 Dixie Hwy, Hazel Crest, Illinois, 60429

Deed Prepared by:

J. Portman
Portman & Associates, Ltd.
P.O. Box 2828
Denver, CO 80201

Future Tax Bills to:

Beacon Hazelcrest, LLC
2398 East Camelback Road,
Suite 615
Phoenix, AZ 85016