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After recording, please mail to:

Jaclyn Jhin
359 North Alfred Street
Los Angeles, CA 90048

Send tax bills to:

Michael Hicks
275 Williams Lane
Indianapolis IN 46260

This instrument prepared by:

T. Deon Warner
Warner & Associates PLLC
5850 San Felipe Street Ste 500
Houston, Texas 77057



Doc# 2302034042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/20/2023 01:56 PM PG: 1 OF 5

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

BEACON AUTO RE HOLDINGS, LLC, an Indiana limited liability company (“**Grantor**”), having an address of 275 Williams Lane, Indianapolis IN 46260 for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, sells, transfers, assigns and conveys to **JHIN INVESTMENTS LLC**, a Delaware limited liability company (“**Grantee**”), having an address of 359 North Alfred Street, Los Angeles, California 90048, the real estate situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto, together with all improvements and fixtures situated hereon (collectively, the “**Property**”); subject, however, to those matters described in Exhibit B attached hereto for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise other than those matters described on Exhibit B.

*Signature Page Follows
Signature Page to Special Warranty Deed*

VILLAGE OF NILES REAL ESTATE TRANSFER TAX 1/20/23 7420 Milwaukee 28854 \$5,916.00

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IN WITNESS WHEREOF, the Grantor executed and delivered this Special Warranty Deed this 19 day of January, 2023.

BEACON AUTO RE HOLDINGS, LLC

By: Michael-Bryant Hicks
Michael-Bryant Hicks, Manager

STATE OF Indiana)
) SS.
COUNTY OF Marion)

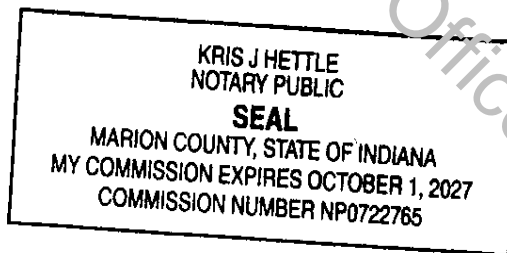
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Michael-Bryant Hicks, known to me to be the Manager of Beacon Auto RE Holdings, LLC being the Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 13th day of JANUARY, 2023.

Kris J Hettle
Notary Public

My Commission expires:

10/01/2027



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 19, 20, 21 and 22 IN BLOCK 46 IN THE HULBERT MILWAUKEE AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN THE RESUBDIVISION BY ELIZABETH REDLING, OF PART OF LILL AND DIVERSEY'S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-30-308-029-0000
 10-30-308-030-0000
 10-30-308-031-0000
 10-30-308-032-0000

ADDRESS: 7240 N. MILWAUKEE AVE.
 NILES, IL 60714

REAL ESTATE TRANSFER TAX

19-Jan-2023



COUNTY:	986.00
ILLINOIS:	1,972.00
TOTAL:	2,958.00

10-30-308-029-0000

| 20230101633006 | 1-622-219-600

Clerk's Office

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EXHIBIT B

EXCEPTIONS

1. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the Land), encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
3. General real estate taxes for the year(s) 2022 and subsequent years.

The 2022 taxes are not yet ascertainable or payable. Permanent Index Number: 10-30-308-029-0000 Vol. 127

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

(Affects Lot 19)

4. General real estate taxes for the year(s) 2022 and subsequent years.

The 2022 taxes are not yet ascertainable or payable. Permanent Index Number: 10-30-308-030-0000 Vol. 127

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

(Affects Lot 20)

5. General real estate taxes for the year(s) 2022 and subsequent years.

The 2022 taxes are not yet ascertainable or payable. Permanent Index Number: 10-30-308-031-0000 Vol. 127

If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

(Affects Lot 21)

6. General real estate taxes for the year(s) 2022 and subsequent years.

The 2022 taxes are not yet ascertainable or payable. Permanent Index Number: 10-30-308-032-0000 Vol. 127

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If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

(Affects Lot 22)

7. A 20 foot building line as shown on the Plat of said Subdivision established by deed from Edward Connelly to Marie Horton conveying Lots 21 and 22 aforesaid, dated November 14, 1924 and recorded November 18, 1924 as Document 8674066.

Property of Cook County Clerk's Office