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Doc#: 2315910060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2023 12:27 PM Pg: 1 of 6

**This instrument prepared by
and after recording return to:**

Jiffy Lube International, Inc.
Attn: Real Estate-Topaz
150 N. Dairy Ashford Rd.
Houston, TX 77079

Dec ID 20230501622399
ST/CO Stamp 1-951-562-448 ST Tax \$3,690.00 CO Tax \$1,845.00
City Stamp 0-144-210-640 City Tax: \$38,745.00

Send Tax Statements to:

Jiffy Lube International, Inc.
Attn: Real Estate-Topaz
150 N. Dairy Ashford Rd.
Houston, TX 77079

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That SE CLUSTER ONE, LLC, an ILLINOIS limited liability company with a mailing address of 300 N. Martingale Road, Suite 750, Schaumburg, Illinois 60173 (herein called "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration paid by JIFFY LUBE INTERNATIONAL, INC., a Delaware corporation, with a mailing address of 150 N. Dairy Ashford Rd. Bldg. F., 3rd Floor, Houston, Texas 77079 (herein called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, and CONVEYED and by these presents does GRANT, BARGAIN, and CONVEY unto Grantee that certain tract of land ("**Property**") situated in Cook County, Illinois, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, including all of Grantor's right, title and interest in the minerals, oil, gas, and other hydrocarbon substances located thereon, all rights-of-way, ingress and egress, easements, privileges, hereditaments and appurtenances thereto or in any way appertaining, and all of Grantor's right, title and interest in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Properties. This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to the items set forth on **Exhibit B** attached hereto (collectively "**Encumbrances**").

TO HAVE AND TO HOLD the Property unto Grantee and its heirs, legal representatives, successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances contained herein, unto Grantee and its heirs, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES RELATING TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND AS TO ANY HAZARDOUS SUBSTANCES THAT MAY BE SITUATED ON THE PROPERTY. FOR PURPOSES OF THIS SPECIAL WARRANTY DEED, "HAZARDOUS SUBSTANCES" SHALL BE DEFINED TO MEAN ALL MATERIALS SUBJECT TO REGULATION AS A HAZARDOUS SUBSTANCE, HAZARDOUS WASTE OR OTHER SUBSTANCE (SUCH AS PETROLEUM HYDROCARBONS), THE PRESENCE OF WHICH MAY REQUIRE REMEDIATION UNDER THE CLEAN AIR ACT (42 U.S.C. §§ 7401 ET SEQ.), CLEAN WATER ACT (33 U.S.C. §§ 1251 ET SEQ.), COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (COMMONLY KNOWN AS "SUPERFUND" OR "CERCLA") (42 U.S.C. §§ 9601 ET SEQ.), THE RESOURCE CONSERVATION AND RECOVERY ACT (COMMONLY

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KNOWN AS THE SOLID WASTE DISPOSAL ACT OR "RCRA") (42 U.S.C. §§ 6901 ET SEQ.), THE HAZARDOUS MATERIALS TRANSPORTATION ACT (49 U.S.C. §§ 1801 ET SEQ.), THE EMERGENCY PLANNING AND COMMUNITY RIGHT-TO-KNOW ACT (42 U.S.C. §§ 11001 ET SEQ.), THE TOXIC SUBSTANCES CONTROL ACT (15 U.S.C. §§ 2601 ET SEQ.), ANY COMPARABLE STATE OR LOCAL LAW, AND ANY OTHER APPLICABLE FEDERAL OR STATE OR LOCAL LAWS NOW IN FORCE RELATING TO HAZARDOUS SUBSTANCES, HAZARDOUS WASTES OR OTHER REGULATED SUBSTANCES, IN EACH CASE AS AMENDED TO DATE (COLLECTIVELY, "*ENVIRONMENTAL LAWS*"). "HAZARDOUS SUBSTANCES" FURTHER INCLUDES, BUT IS NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYLS (SOMETIMES CALLED "PCB'S"), LEAD-BASED PAINTS, ANY PETROLEUM PRODUCTS, INCLUDING CRUDE OIL OR ANY FRACTION OF IT, AND ANY NATURAL GAS, NATURAL GAS LIQUIDS, SYNTHETIC GAS, AND LIQUEFIED NATURAL GAS, UNDERGROUND STORAGE TANKS (EXCEPT SEPTIC TANKS), WHETHER EMPTY, FILLED OR PARTIALLY FILLED WITH ANY SUBSTANCE, AND ANY SUBSTANCE WHICH BY ANY FEDERAL, STATE, COUNTY, MUNICIPAL OR OTHER LOCAL GOVERNMENTAL STATUTES, REGULATIONS, ORDINANCES OR RESOLUTIONS REQUIRE SPECIAL HANDLING OR NOTIFICATION IN ITS COLLECTION, STORAGE, TREATMENT OR DISPOSAL.

EXCEPT AS EXPRESSLY SET FORTH IN THAT CERTAIN REAL ESTATE PURCHASE AGREEMENT EFFECTIVE AS OF MAY 31, 2023 (THE "CONTRACT"), GRANTEE UNDERSTANDS AND AGREES THAT THE PROPERTY (INCLUDING ANY LAND, BUILDINGS, FIXTURES AND IMPROVEMENTS) ARE BEING SOLD AND CONVEYED "AS IS," "WHERE IS," "WITH ALL FAULTS" THAT MAY EXIST AS OF THE DATE HEREOF, AND WITH ANY AND ALL LATENT AND PATENT DEFECTS, WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY BY GRANTOR OR ITS AFFILIATES (EXCEPT AS EXPRESSLY PROVIDED IN THE CONTRACT OR IN THIS SPECIAL WARRANTY DEED); AND EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT OR IN THIS SPECIAL WARRANTY DEED, GRANTEE IS HEREBY WAIVING ANY IMPLIED COVENANTS. EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT OR IN THIS SPECIAL WARRANTY DEED, GRANTOR SPECIFICALLY DISCLAIMS ANY WARRANTIES, WHETHER WRITTEN OR ORAL, INCLUDING WITHOUT LIMITATION THE WARRANTIES OF HABITABILITY, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE AND ANY OTHER WARRANTIES WHICH MIGHT OTHERWISE BE IMPLIED. EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT OR IN THIS SPECIAL WARRANTY DEED, GRANTOR (AND/OR ITS AFFILIATES) HAS NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, THEIR CONDITION, THEIR COMPLIANCE WITH ENVIRONMENTAL LAWS OR OTHER LAWS, INCOME TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH RESPECT THERETO, THE OBLIGATIONS, RESPONSIBILITIES OR LIABILITIES OF THE OWNER THEREOF AS TO PROPERTY OWNED BY GRANTOR OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY, AND GRANTOR AND ITS AFFILIATES HEREBY DISCLAIM AND RENOUNCE ANY OTHER REPRESENTATION OR WARRANTY.

[Remainder of page intentionally left blank. Signature pages follow.]

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EXECUTED as of the 24th day of May, 2023.

GRANTOR:
SE Cluster One LLC

By: *Byron Rossin*
Name: BYRON ROSSIN
Title: ASST. MANAGER
Date: 5-25-23

STATE OF Illinois §
COUNTY OF DeKalb §

This instrument was acknowledged before me on the 24th day of May, 2023, by Byron Rossin, the Asst. Manager of SE Cluster a ILLINOIS corporation/LLC/LP, on behalf of said limited liability company One LLC

Leanne Muscari
Notary Public in and for
My Commission Expires: 5/08/2026



After Recording Return to:
Michele Duncan NCS# 1170241
First American Title Ins. Co.
601 Travis St. Suite 1875
Houston, TX 77002

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AGREED AND ACCEPTED:

GRANTEE:

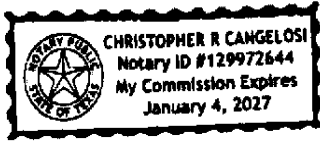
JIFFY LUBE INTERNATIONAL, INC.

By: *Luke Byerly*
 Name: Luke Byerly
 Title: President - Jiffy Lube International
 Date: 5/31/2023

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31st day of May, 2023, by Luke Byerly, the President of JIFFY LUBE INTERNATIONAL, INC., a Delaware corporation, on behalf of said corporation.



Christopher R Cangelosi
 Notary Public in and for Texas
 My Commission Expires: 1/4/2027

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EXHIBIT A TO SPECIAL WARRANTY DEED


Real Property Description

LOTS 17, 18 AND 19 IN BLOCK 1 IN FULLERTON'S THIRD ADDITION TO CHICAGO BEING THAT PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

Also known as: 2366 N. Clybourn, Chicago, Illinois

Permanent Real Estate Tax Number(s): 14-31-201-015-0000, 14-31-201-016-0000 and 14-31-201-017-0000

REAL ESTATE TRANSFER TAX		07-Jun-2023	
		COUNTY:	1,845.00
		ILLINOIS:	3,690.00
		TOTAL:	5,535.00
14-31-201-017-0000		20230501622399	1-951-562-448

REAL ESTATE TRANSFER TAX		07-Jun-2023	
		CHICAGO:	27,675.00
		CTF:	11,070.00
		TOTAL:	38,745.00
14-31-201-017-0000		20230501622399	0-144-210-640

Total does not include any applicable penalty or interest due.

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EXHIBIT B TO SPECIAL WARRANTY DEED **Encumbrances**

1. General estate taxes for 2022, 2023 and subsequent years.
2. Information and disclosures contained in Environmental Disclosure Document for transfer of Real Property recorded July 24, 1992 as document 92542870.
3. The fact, as disclosed by that certain document or documents recorded July 24, 1992 as Document No. 92542870 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
4. Covenants, Conditions, Restrictions, Mineral Reservations, Easements and other Matters contained in Special Warranty Deed, made by and between Jiffy Lube International, Inc., and SE Cluster One, LLC, recorded June 03, 2013 as Document No. 1315429055, subject to terms and provisions contained therein.
5. Hazardous Substance, Hazardous Waste or Other Substance Comprehensive Environmental Act contained in Special Warranty Deed, recorded June 03, 2013 as Document No. 1315429055, subject to terms and provisions contained therein.
6. The fact, as disclosed by that certain document or documents recorded June 03, 2013 as Document No. 1315429055 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
7. Hazardous Substances Certificate and Indemnity Agreement between SE Cluster One, LLC and Fifth Third Bank, National Association recorded September 26, 2022 as document 2226934367, and the terms and conditions thereof.
8. The fact, as disclosed by that certain document or documents recorded September 26, 2022 as document 2226934367 of Official Records, that some violation of environmental protection laws may have occurred which may affect the land.
9. Matters disclosed by ALTA/NSPS Land Title Survey made by Robert J. Winnicki, Professional Land Surveyor 035.003976, State of Illinois, on behalf of Blew & Associates, P.A., on March 29, 2023, last revised March 30, 2023, designated Job No. 23-1726.
10. Acts of Grantee.