

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2024-10-09
11/27/24 11:06 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Nov 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

This document was prepared by:

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Dubin Singer PC
200 W Monroe Ave. Ste 2050
Chicago, IL 60606

After recording mail to:

Dawda Manji PLC
39533 Woodward Avenue, Suite 200
Bloomfield Hills, MI 48304
Attn: Wayne Segal

Send subsequent tax bills to:

Alrig USA Acquisitions LLC
30200 Telegraph Road, Suite 205
Bingham Farms, MI 48025

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of November 22, 2024, between **Millco 8150 Ridge LLC**, an Indiana limited liability company ("**Grantor**"), having an address of 5215 Old Orchard Road, Suite 130, Skokie, IL 60077 and **Hobart Retail Management LLC**, a Michigan limited liability company (together, "**Grantee**") both having an address of 30200 Telegraph Road, Suite 205, Bingham Farms, MI 48025. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Lake County in the State of Indiana, known and described as follows:

Please see Exhibit A attached hereto and made a part hereof.

Address: 8150 E Ridge Road, Hobart, IN
Parcel No.: 45-09-21-353-029.000-045

Together with all and singular the hereditaments and appurtenances thereunto 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 or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, WILL WARRANT AND DEFEND, **subject to** all covenants, conditions, restrictions, encumbrances, and matters of record.

(SIGNATURE PAGE FOLLOWS)

Property of Lake County Recorder

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 102400176

Lot 2 in the Final Plat Millco Hobart Subdivision, as per plat thereof, recorded July 21, 2020 in Plat Book 113, Page 40, as Instrument No. 2020-046366 in the Office of the Recorder for Lake County, Indiana.

TOGETHER WITH beneficial appurtenant easements set forth in:

Mutual Easement Agreement, by and between Patricia D. Jansen, Trustee of the Patricia D. Jansen Revocable Trust U/T/D January 10, 1997 (West Parcel Owner) and Patricia D. Jansen, Trustee of the Patricia D. Jansen Revocable Trust U/T/D January 10, 1997 (Ease Parcel Owner), dated May 24, 2010 and recorded May 24, 2010 as Instrument No. 2010-029673 in the Lake County Records; as amended by Amendment thereto, recorded October 1, 2012 as Instrument No. 2012-068825; as further affected by Second Amendment thereto, dated September 21, 2013 and recorded October 24, 2013 as Instrument No. 2013-079288.

and

Permanent Easement Agreement, by and between O'Reilly Automotive Stores, Inc. and Patricia D. Jansen, Trustee of the Patricia D. Jansen Revocable Trust U/T/D January 10, 1997, dated September 25, 2012 and recorded October 1, 2012 as Instrument No. 2012-068827 in the Lake County Records.

and

Reciprocal Easement Agreement by and between Bruce A. Jansen Revocable Trust u/t/d January 10, 1997 and Hook-SuperRx, L.L.C., dated August 2, 2010 and recorded August 3, 2010 as Instrument No. 2010-044345 in the Office of the Recorder of Lake County, Indiana.