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Chicago Title Insurance Company

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SPECIAL WARRANTY DEED

2002 046533

2002 MAY 20 AM 9:37

MORRIS W. CARTER
RECORDER

STATE OF ILLINOIS)
COUNTY OF COOK)

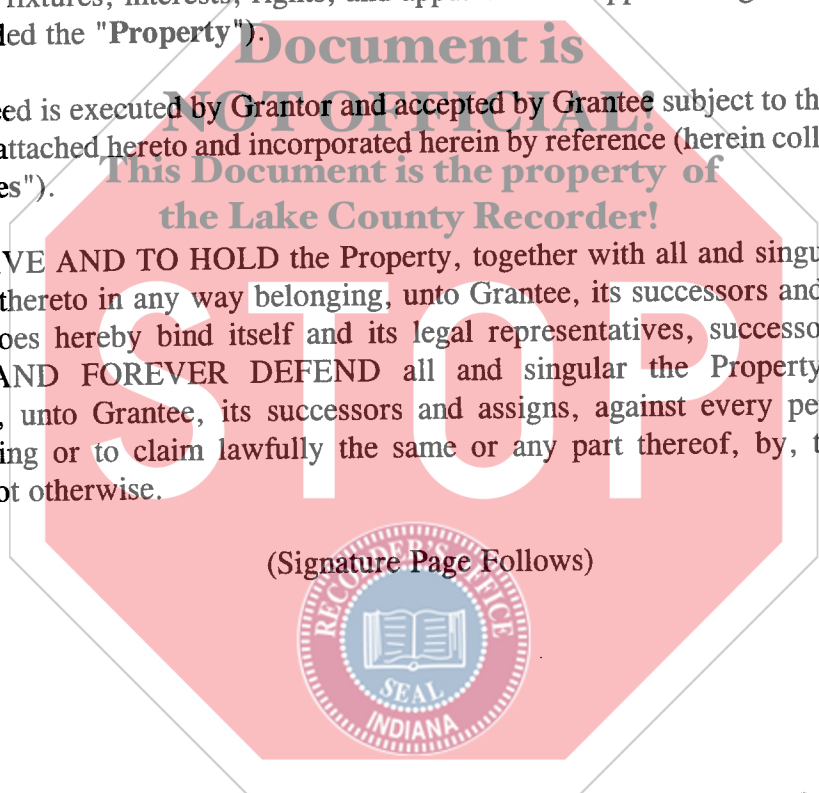
) KNOW ALL MEN BY THESE PRESENTS:
)

THAT, **JT Hobart, L.L.C.**, an Illinois limited liability company, whose mailing address is 2215 York Road, Suite 603, Oak Brook, Illinois 60523 (herein called "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor paid by **J & J Hobart, Inc.**, an Illinois corporation, whose mailing address is c/o John Riley & Jyoti Riley, 119 Windmill, Orland Park, Illinois 60667, (herein called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT and CONVEY unto Grantee, that certain tract of land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all and singular, the improvements, fixtures, interests, rights, and appurtenances appertaining thereto, if any (herein collectively called the "**Property**").

This Deed is executed by Grantor and accepted by Grantee subject to those matters listed in Exhibit "B" attached hereto and incorporated herein by reference (herein collectively called the "**Encumbrances**").

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

(Signature Page Follows)



DULY ENTERED FOR TAX PURPOSES
FINAL ACCEPTANCE FOR TRANSFER

MAY 17 2002

PETER BENJAMIN

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WITNESS THE EXECUTION HEREOF as of the 14th day of May, 2002.

GRANTOR:

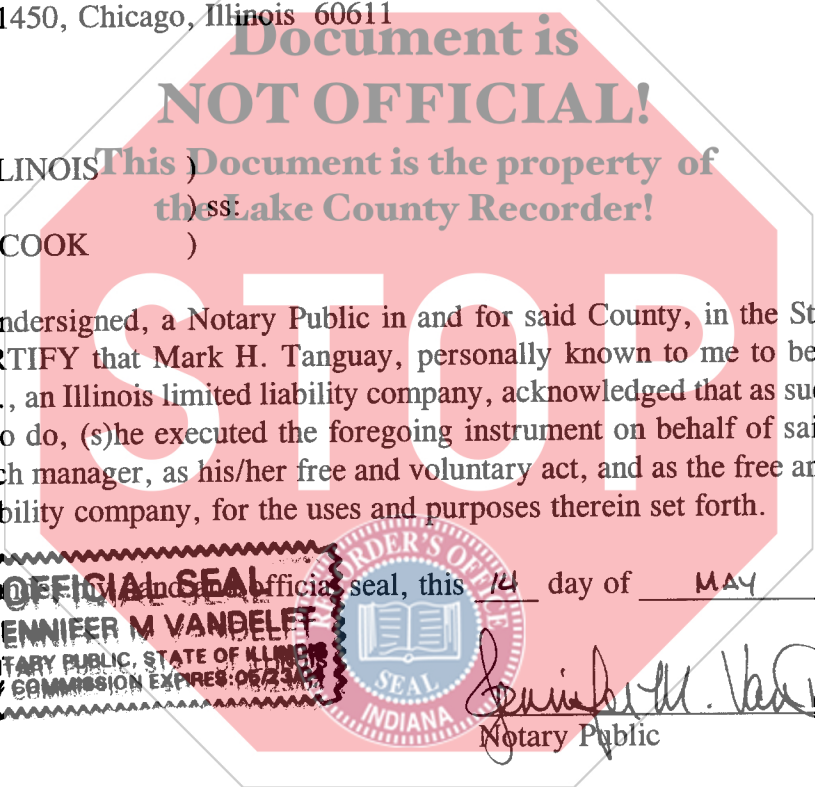
JT Hobart, L.L.C.,
an Illinois limited liability company

By: [Signature]
Mark H. Tanguay, Manager

~~After recording return to:~~
William Maraldo, Esq.
7021 W. 153rd Street
Orland Park, Illinois 60462

Mail Tax Bills to:
J & J Hobart, Inc.
c/o John Riley & Jyoti Riley
119 Windmill
Orland Park, Illinois 60467

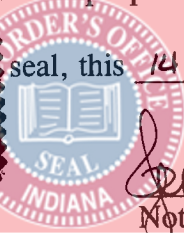
This instrument prepared by: Michael F. Smetana, Esq., MKS, Attorneys at Law, 211 East Ontario, Suite 1450, Chicago, Illinois 60611



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark H. Tanguay, personally known to me to be a manager of JT Hobart, L.L.C., an Illinois limited liability company, acknowledged that as such manager, being authorized so to do, (s)he executed the foregoing instrument on behalf of said limited liability company as such manager, as his/her free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my official seal, this 14 day of MAY, 2002.



[Signature]
Notary Public

My Commission Expires: May 23, 2004

Exhibit A

Legal Description

PARCEL 1:

LOT 2, FINAL PLAT OF WALGREEN'S SUBDIVISION, AS SHOWN IN PLAT BOOK 84, PAGE 44, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 9, 1998, AS DOCUMENT NO. 98025349, IN LAKE COUNTY, INDIANA.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AND RESTRICTIONS AGREEMENT DATED APRIL 8, 1998 AND RECORDED MAY 11, 1998 AS DOCUMENT NO. 98034256, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE WESTERLY 30 FEET OF THE NORTHERLY 96 FEET " OF THE CHEROKEE PARCEL" AS SHOWN IN SAID DOCUMENT.

(End of Exhibit A)



Exhibit B

Encumbrances

1. General real estate taxes and assessments not yet due and payable.
2. Rights of tenants under the following unrecorded leases: Shopping Center Lease dated May 31, 2001 between JT Hobart, L.L.C. and Hobart Doughnuts, Inc., Shopping Center Lease dated June 30, 2000 between JT Hobart, L.L.C. and Creative Hairdressers, Inc., as amended by First Amendment to Lease dated October 20, 2000, and Shopping Center Lease dated September 12, 2000 between JT Hobart, L.L.C. and RadioShack Corporation as amended by Amendment to Lease dated May 21, 2001.
3. Easement for utility purposes in favor of Northern Indiana Public Service Company dated October 10, 1959 and recorded November 19, 1959, in Miscellaneous Record 761, Page 274.
4. Easement for utility purposes in favor of Northern Indiana Public Service Company dated October 10, 1959 and recorded November 19, 1959, in Miscellaneous Record 761, Page 272.
5. Grant of Easement dated May 20, 1985 and recorded May 31, 1985 as Document No. 805300.
6. Easements as granted in Warranty Deed dated November 13, 1985 and recorded December 13, 1985 as Document No. 832890.
7. Rights of the public and the state, in and to that part of the land taken for temporary rights of way by project ST-212-1(h), as recited in Right of Way Gant dated October 6, 1993 and recorded January 12, 1994 as Document No. 94003279.
8. Reciprocal Easement and Restrictions Agreement dated April 8, 1998 and recorded May 11, 1998 as Document No. 98034256.
9. Declaration of Easements, Covenants, Conditions and Restrictions dated October 26, 1998 and recorded October 27, 1998 as Document No. 98084846 as amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions recorded January 4, 1999 as Document No. 99000046.
9. Route Survey Plat regarding U.S. 6, dated September 11, 1998 recorded June 22, 1999 as Document No. 99051716 in Survey Record 6, page 32.
10. Rights of various utility companies to use the land as evidenced by electric lines, water lines, sanitary sewer lines, storm sewer lines, utility and light poles as shown on Land Title Survey dated August 13, 1997 and on survey dated October 19, 1998 prepared by Webster, McGrath & Ahlberg and on Retracement Survey dated April 23, 2002 prepared by Bryan F. Catlin.
11. Encroachments as shown on the above referenced surveys.

(End of Exhibit B)