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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

This document prepared by (and after recording )

return to):

Name: Michael R. Lacy )

Firm/Company: Lacy & Associates LLC )

Address: 122 West 22<sup>nd</sup> Street, Suite )  
300 )

City, State, Zip: Oak Brook, Illinois 60523 )

Phone: 630-368-0757 )

2004)093831

2004 NOV -3 AM 11:04

MORRIS W. CARTER  
RECORDER

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**WARRANTY DEED**

**HOLD FOR MERIDIAN TITLE CORP**(Corporation to Individual)

MTL - 2637 LK04

**THIS INDENTURE WITNESSETH**, That **Superior Petro 2 Inc.**, an Illinois corporation organized and existing under the laws of the State of Illinois, hereinafter referred to as "Grantor", conveys and warrants to, **Rajan John and Abraham Chacko**, married Individuals, of Cook County, in the State of Illinois, as Tenants in Common hereinafter referred to as "Grantees", for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, in the State of Indiana:

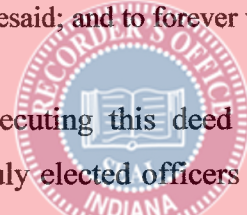
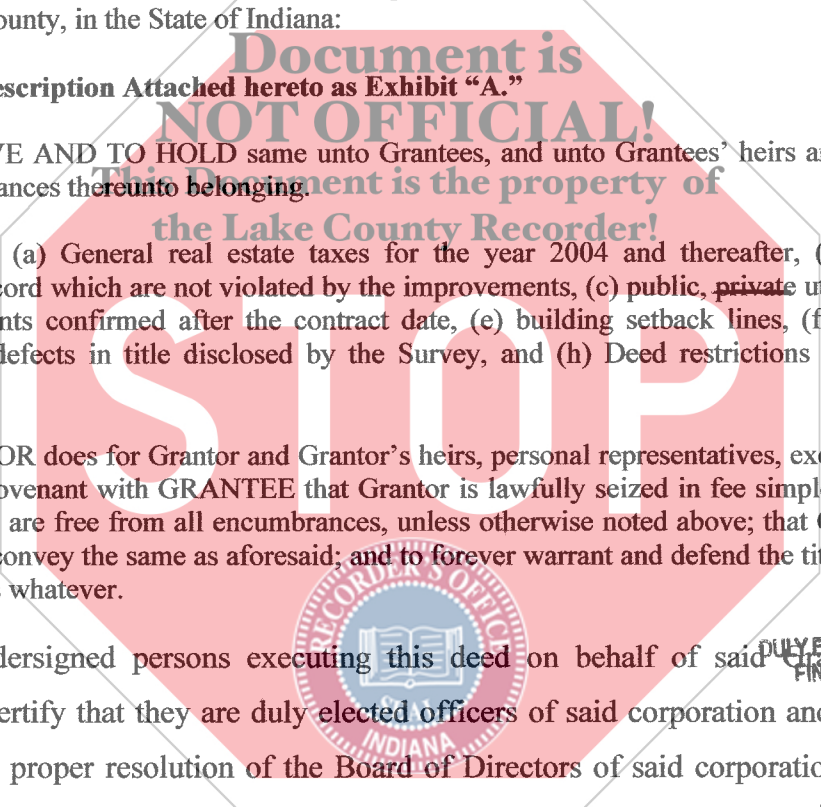
**Legal Description Attached hereto as Exhibit "A."**

**TO HAVE AND TO HOLD** same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

**SUBJECT TO:** (a) General real estate taxes for the year 2004 and thereafter, (b) Covenants and restrictions of record which are not violated by the improvements, (c) public, private utility easements (d) special assessments confirmed after the contract date, (e) building setback lines, (f) zoning laws and ordinances, (g) defects in title disclosed by the Survey, and (h) Deed restrictions attached hereto as **Exhibit "B"**.

**GRANTOR** does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with **GRANTEE** that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The undersigned persons executing this deed on behalf of said Grantor Corporation represent and certify that they are duly elected officers of said corporation and have been fully empowered, by proper resolution of the Board of Directors of said corporation to execute and deliver this deed; that the Grantor corporation has full corporate capacity to execute and deliver this deed; and that all necessary corporate action for the making of such conveyance has been taken and done.



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

NOV 3 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

000309

Handwritten initials and date: 20-10-04

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed this 1<sup>st</sup> day of November, 2004.

Superior Petro 2, Inc.

By: \_\_\_\_\_

George Nediakalayil

Its: President

STATE OF ILLINOIS  
COUNTY OF DUPAGE

Before me, a Notary Public in and for the said County and State, personally appeared George Nediakalayil, President of Superior Petro 2 and acknowledged the execution of the foregoing Corporate Warranty Deed for and on behalf of said corporation, and who, have been duly sworn, state that the representations therein contained are true.

Witness my hand and Notary Seal this 1<sup>st</sup> day of November, 2004.  
"OFFICIAL SEAL"  
MICHAEL R. LACY  
Notary Public, State of Illinois  
My Commission Expires 04/23/2005

\_\_\_\_\_  
Notary Public

Print Name: Michael R. Lacy

My commission expires:

April 23, 2005

This instrument prepared by: Michael R. Lacy  
Title: Counsel for Seller

Grantor(s) Name, Address, phone:  
Superior Petro 2, Inc  
8700 N. Waukegan Road, Suite 300  
Morton Grove, Illinois 60053

Grantee(s) Name, Address, phone:  
Rayan John  
Abraham Chaeko  
1461 Phoenix DR.  
Des Plaines, IL

SEND TAX STATEMENTS TO GRANTEE

**EXHIBIT A**

**7247 CALUMET AVENUE, HAMMOND, INDIANA**

Lot 12, except the North 3 inches thereof, and all of Lots 13 and 14 in Block 1 in Woodlawn Terrace, in the City of Hammond, as per plat thereof, recorded in Plat Book 17 Page 5, in the Office of the Recorder of Lake County, Indiana, except that part of Lot 14 taken for the widening of 21st Avenue, now 173rd Street.

Key No. U26  
36-0371-0012



**EXHIBIT B**

1. **Reservation of Easement.**

Said conveyance is subject to the following reservation of easement:

A. Grantor, Grantor's employees, representative, agents, affiliates, successors and assigns shall have an easement (the "Easement") over, across and through the Property for the purpose of remediation, monitoring or other performance required by the appropriate state agency to obtain a case closure or no further action letter (collectively, the "No Further Action Letter") for the specific incident number, if any, for the Property.

B. The Easement shall expire on the date on which the No Further Action Letter is issued by the appropriate state agency, and all obligations imposed by such no further Action Letter or applicable state law are fulfilled.

2. **Use Restriction.** Said conveyance is subject to the following restrictive covenant:

By acceptance of restrictions of this Deed, Grantee hereby covenants and agrees that Grantee, its successors and assigns, shall not engage in the extraction of potable water, or underground mining or drilling on the Property for a period of twenty (20) years from the date of this Deed. The use restriction shall automatically expire twenty (20) years from the date of the Deed. The covenants set forth in this paragraph shall run with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting title of the Property. These use restrictions shall be binding upon and inure to the parties hereto and their successors and assigns.

