

MAIL TAX BILLS TO:  
1525 East 53rd St.  
Chicago, IL 60615

Key Numbers: 08-15-323-29  
08-15-323-1

# SPECIAL WARRANTY DEED

CM 620057559

CHAPEL SQUARE ASSOCIATES, L.P., an Indiana limited partnership, ("Grantor"), warrants, as to acts and omissions of Grantor and as to acts and omissions of those claiming under Grantor, and conveys to **AEGIS BROADWAY, LLC**, an Indiana limited liability company, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate in Lake County, Indiana, as described on Exhibit A, which is attached hereto and incorporated herein.

Commonly known as 7863 Broadway, Merrillville, Indiana

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Real property taxes not yet due and payable.
2. Rights of tenants in possession, as tenants only without any option or right of first refusal to purchase the Property.
3. Easements for public utilities and for drainage, over the east 10 feet of the land, as shown and granted on the Plat of Subdivision
4. Restrictions in Contract to Purchase dated August 23, 1968, and recorded August 29, 1968, in Miscellaneous Record 1017, page 587, as Document No. 763757.
5. Retention pond located on the south 134 feet of the north 215 feet of the west 62 feet of the premises as indicated on Plat of Survey recorded in Plat Book 44, page 150.
6. Dedication of Easement dated November 8, 1974, and recorded January 2, 1975 as Document No. 282914.
7. Right-of-Way and Easement Grant dated November 8, 1974, and recorded January 2, 1975 as Document No. 282913.

No gross income tax is due or payable by reason of the transfer provided herein.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER [Signature appears on following page.]

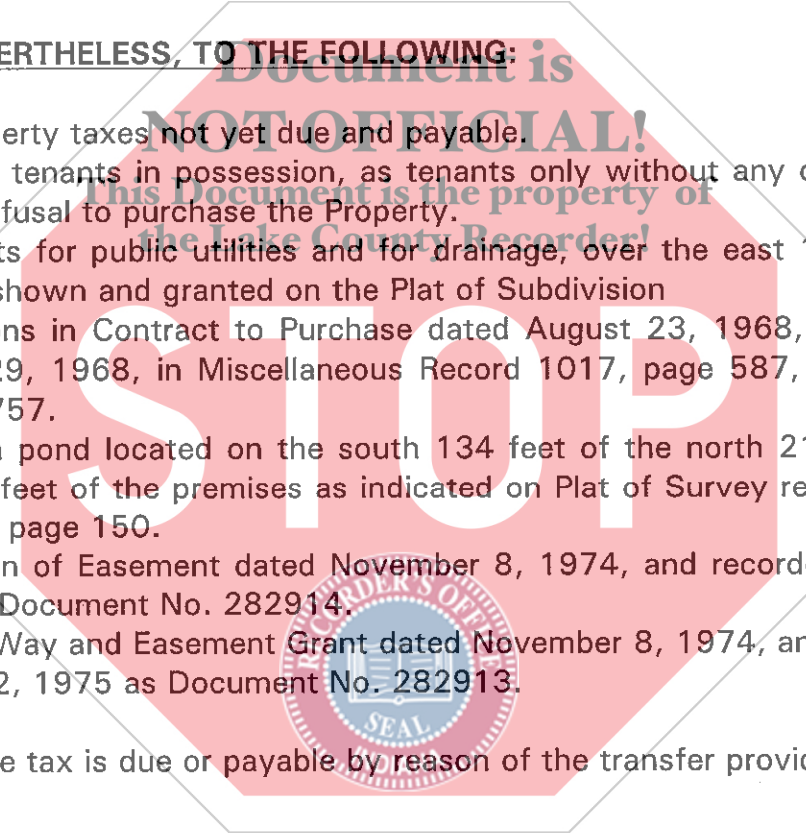
MAR - 6 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

004839

Chicago Title Insurance Company

2006 MAR 7 11:31 AM  
FILED FOR RECORD  
LAKE COUNTY  
STATE OF INDIANA



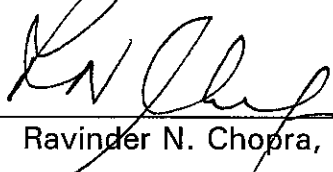
\$21  
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**IN WITNESS WHEREOF**, Grantor has caused this deed to be executed by its duly authorized General Partner as of February 28, 2006.

Grantor: **CHAPEL SQUARE ASSOCIATES, L.P.**,  
an Indiana Limited Partnership,

By: CNG Property Management LLC,  
an Indiana limited liability Company  
Its: General Partner

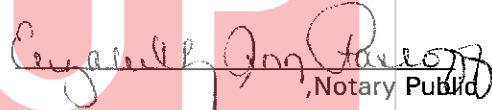
By:   
Ravinder N. Chopra, Manager

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

**BEFORE ME**, the undersigned, a Notary Public, on February 28, 2006, personally appeared Ravinder N. Chopra, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed as Manager of CNG Property Management LLC, which limited liability company is the General Partner of Chapel Square Associates, L.P., and being first duly sworn by me upon oath, acknowledged that he has read and understands the foregoing and that he has affixed his name to and delivered the foregoing as his own free and voluntary act and as the free and voluntary act of CNG Property Management LLC, as General Partner, and as the free and voluntary act of Chapel Square Associates, L.P., for the uses and purposes therein set forth.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

ELIZABETH ANN PAVLOFF  
NOTARY PUBLIC STATE OF INDIANA  
LAKE COUNTY  
MY COMMISSION EXP. JUNE 25, 2007

  
Notary Public

My Commission Expires: \_\_\_\_\_ County of Residence: \_\_\_\_\_

This instrument was prepared by:  
Marco A. Molina  
Kopko Genetos & Retson LLP  
8585 Broadway, Suite 480  
Merrillville, Indiana 46410  
219-755-0400

## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1: The North 300 feet of Lot 1, Section 1, Chapel Manor, as shown in Plat Book 32, page 75 and re-recorded in Plat Book 32, page 96, in Lake County, Indiana, excepting that part of said land deeded to the State of Indiana in Quit Claim Deed recorded April 30, 1981 as Document No. 626747 described as follows: Beginning at the Northwest corner of said Lot; thence North 89 degrees 41 minutes, 15 seconds East, 10.00 feet along the North line of said Lot; thence South 39 degrees 36 minutes 52 seconds West 15.64 feet to the West line of said Lot; thence North 0 degrees 07 minutes 30 seconds West 12.00 feet along said West line to the point of beginning.

Parcel 2: Lot 1, except the North 300 feet and except the South 518.35 feet thereof, Section 1, Chapel Manor, as shown in Plat Book 32, page 75 and re-recorded in Plat Book 32, page 96, in Lake County, Indiana.

Parcel 3: Permanent Easement for ingress and egress in Dedication of Easement dated November 8, 1974 and recorded January 2, 1975 as Document No. 282914, made by Gary National Bank, Trustee, under the terms and provisions of the Trust Agreement dated January 26, 1970, and known as No. P-4744, described as follows:

The West 25 feet of the East 55 feet of Lot 1, Section 1, Chapel Manor, as shown in Plat Book 32, page 75, and re-recorded in Plat Book 32, page 96, in the Office of the Recorder of Lake County, Indiana.



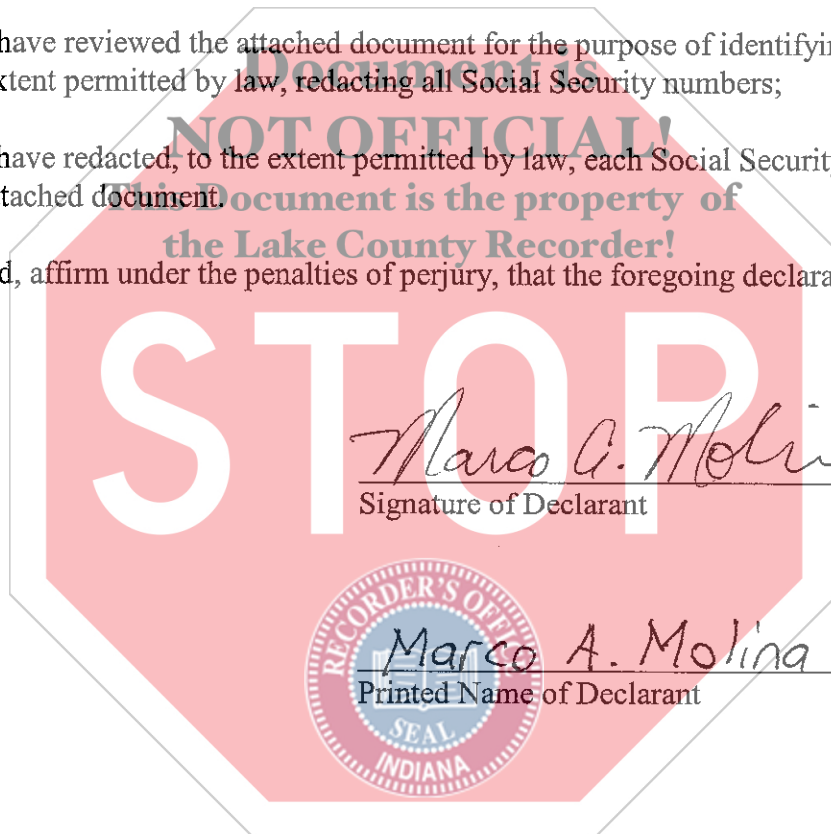
**DECLARATION**

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



*Marco A. Molina*  
\_\_\_\_\_  
Signature of Declarant



*Marco A. Molina*  
\_\_\_\_\_  
Printed Name of Declarant