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**SPECIAL WARRANTY DEED**

MICHAEL A. BROWN  
RECORDED

THIS INDENTURE WITNESSETH, that KRG/I-65 PARTNERS BEACON HILL LOT 6, LLC, an Indiana limited liability company ("Grantor"), BARGAINS, SELLS and CONVEYS to NEC BROADWAY & 109<sup>TH</sup>, LLC, an Illinois limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that certain real estate located in Lake County, Indiana, described on Exhibit A attached hereto and made a part hereof ("Real Estate").

This conveyance is subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said Real Estate.

TO HAVE AND TO HOLD said Real Estate to the said Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor except those matters of record, and that Grantor and its successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other. It is the purpose of this deed to transfer fee simple title to the Real Estate to Grantee.

Grantor is a limited liability company duly organized and validly existing under the laws of Indiana, and the person executing this deed on behalf of Grantor is fully empowered by proper action of the limited liability company to execute and deliver this deed. Grantor has full capacity to convey the Real Estate and all necessary member action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28<sup>th</sup> day of September, 2005.

KRG/I-65 PARTNERS BEACON HILL LOT 6,  
LLC, an Indiana limited liability company

By: KRG Beacon Hill Lot 6, LLC,  
an Indiana limited liability company,  
its managing member

By:   
George F. McMannis, Senior Vice President

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

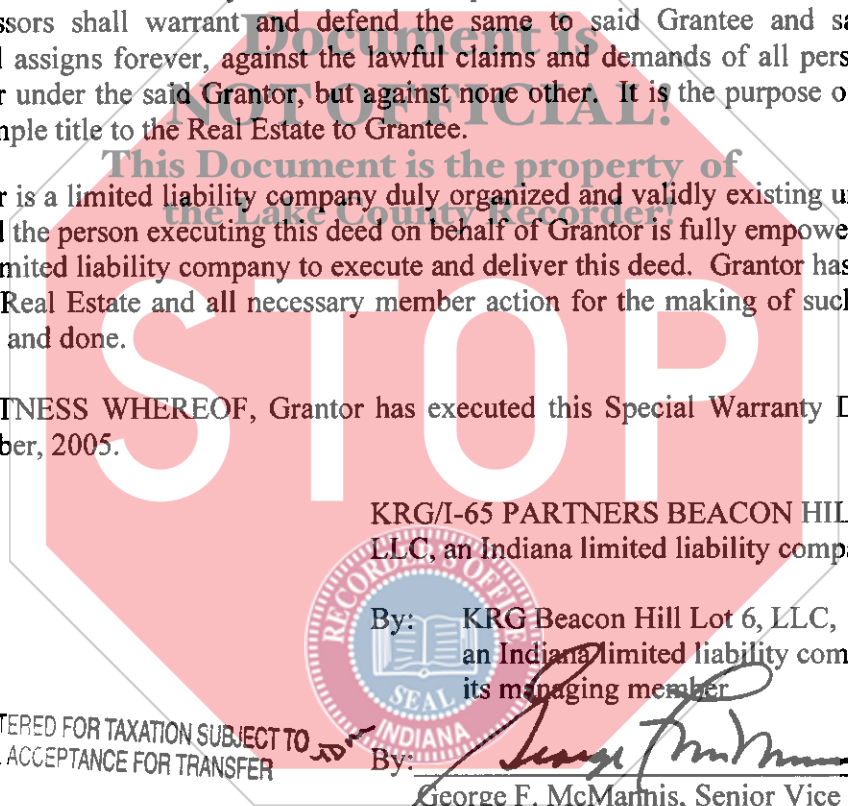
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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

005327

20-  
DSS

CHICAGO TITLE INSURANCE COMPANY



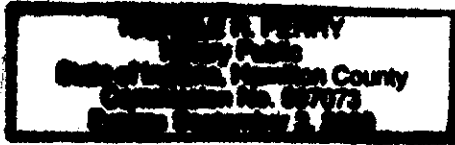
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STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF MARION     )

Before, a Notary Public in and for said County and State, personally appeared George F. McMannis, Senior Vice President of KRG Beacon Hill Lot 6, LLC, an Indiana limited liability company, the managing member of KRG/I-65 PARTNERS BEACON HILL LOT 6, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing deed as such officer for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 20<sup>th</sup> day of September, 2009.



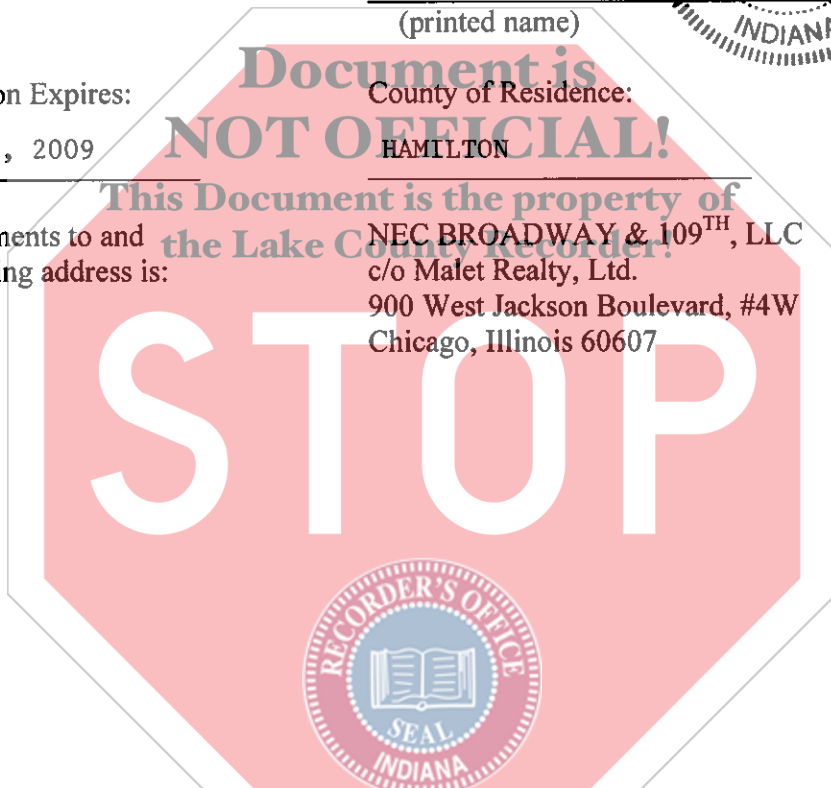
Michelle Perry  
\_\_\_\_\_  
(printed name)  
INDIANA Notary Public

My Commission Expires:  
SEPTEMBER 3, 2009

County of Residence:  
HAMILTON

Send tax statements to and  
Grantee's mailing address is:

NEC BROADWAY & 109<sup>TH</sup>, LLC  
c/o Malet Realty, Ltd.  
900 West Jackson Boulevard, #4W  
Chicago, Illinois 60607



This instrument was prepared by Tanya Marsh, Esq., KITE REALTY GROUP; 30 South Meridian Street, Suite 1100, Indianapolis, Indiana 46204; Telephone: (317) 713-5676.

**EXHIBIT A**

Lot 6, Beacon Hill – Phase One, an Addition to the City of Crown Point, Indiana, as per plat thereof, recorded in Plat Book 97, Page 46, in the Office of the Recorder of Lake County, Indiana.

KEY NO.: 23-09-0605-0006



**DECLARATION**

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

Prepared for recording by  
Chicago Title Insurance Company

By:   
Signature

Stacey Prigge, Asst. Vice President  
Printed Name of Declarant

