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After recording return to:  
Mitchell S. Goldman  
Mariner Square  
96 Willard Street, Suite 302  
Cocoa, FL 32922-7947

2006 093007

2006 OCT 23 10:50

MCC...  
LAN

**Special Warranty Deed**

CM620061716

This indenture witnesseth, that Riley Plaza Shopping Center LLC, an Illinois limited liability company, of 541 N. Fairbanks, Suite 1890, Chicago, Illinois, with an undivided 71% interest and B.T. Riley (East Chicago), L.L.C., an Indiana limited liability company, of 251 East Ohio Street, Suite 500, Indianapolis, Indiana, with an undivided 29% interest, as tenants in common ("Grantor"), bargain, sell and convey to Seymour Baum ("Grantee"), of 2100 N. Atlantic, Apt. 608, Cocoa Beach, in the State of Florida, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana (hereinafter called the "Real Estate"):

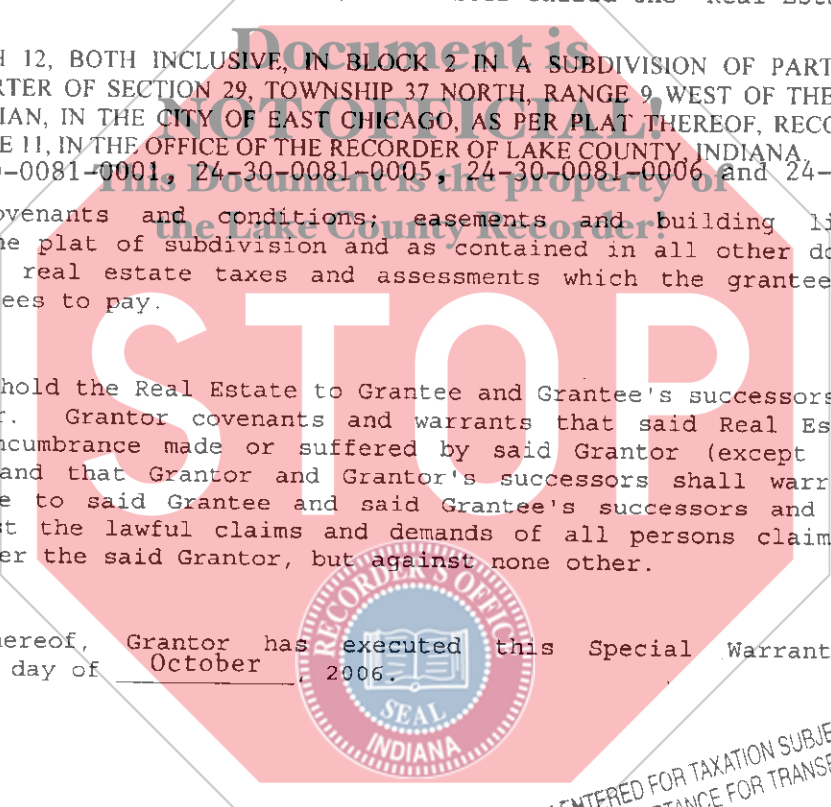
LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 2 IN A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA  
Key Nos: 24-30-0081-0001, 24-30-0081-0005, 24-30-0081-0006 and 24-30-0081-0007

Subject to covenants and conditions, easements and building lines as contained in the plat of subdivision and as contained in all other documents of record; and real estate taxes and assessments which the grantee herein assumes and agrees to pay.

To have and to hold the Real Estate to 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 any set forth above), and that Grantor and Grantor's 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.

In witness whereof, Grantor has executed this Special Warranty Deed effective this 6th day of October, 2006.

CHICAGO TITLE INSURANCE COMPANY



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 23 2006  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20-  
ZP  
CT

21755

RILEY PLAZA SHOPPING CENTER LLC, an Illinois limited liability company

By: [Signature]  
Name: Bruce Teitelbaum  
Title: Manager

By: [Signature]  
Name: Thomas J. Gamsjaeger  
Title: Manager

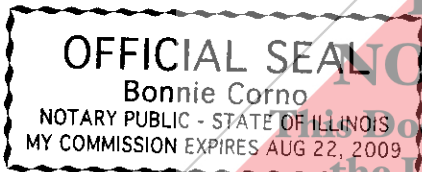
B.T. RILEY (EAST CHICAGO), L.L.C.,  
an Indiana limited liability company

By: [Signature]  
Name: Bruce Teitelbaum  
Title: Manager

State of Illinois  
County of Cook

Before me, a Notary Public in and for said County and State, personally appeared Thomas J. Gamsjaeger, a Manager of Riley Plaza Shopping Center LLC, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26 day of September, 2006



Document is NOT OFFICIAL!

[Signature]  
(Signature)

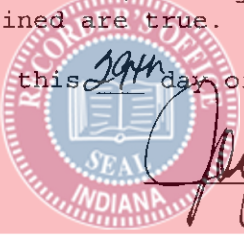
Bonnie Corno  
(Printed name) Notary Public

My commission expires: \_\_\_\_\_ County of residence: \_\_\_\_\_

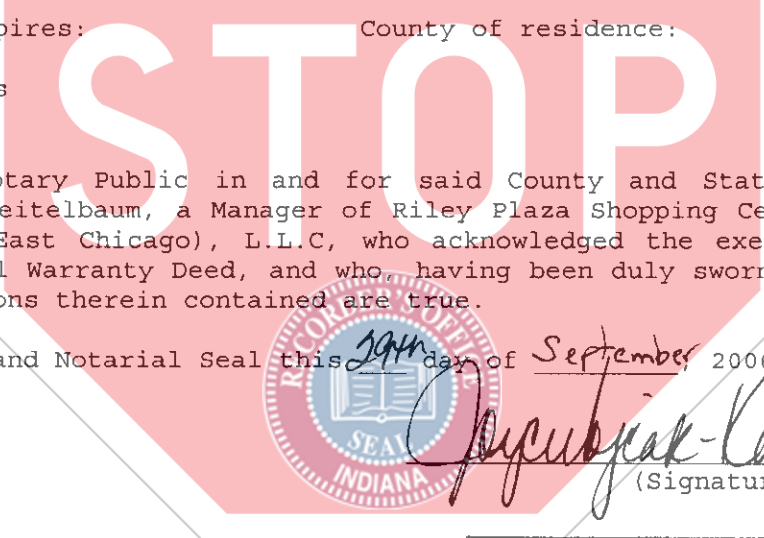
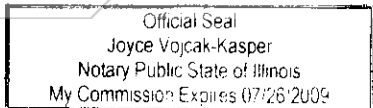
State of Illinois  
County of Cook

Before me, a Notary Public in and for said County and State, personally appeared Bruce Teitelbaum, a Manager of Riley Plaza Shopping Center LLC, and of B.T. Riley (East Chicago), L.L.C, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of September, 2006



[Signature]  
(Signature)




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

Seymour Baum  
2100 N. Atlantic, Apartment 608  
Cocoa Beach, FL 32931

This instrument was prepared by Daniel Kach, Esq., Levick, Timm & Garfinkel,  
LLC, 770 Lake Cook Road, Suite 150, Deerfield, IL 60015

I affirm, under the penalties for perjury, that I have taken reasonable care  
to redact each Social Security number in this document, unless required by  
law.

  
Daniel J. Kach

