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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 112637

2006 DEC 26 PM 2:39

MICHAEL A. BROWN
RECORDER

Parcel No. 23-09-0301-0024

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that **ROOT PROPERTIES, LLC**, a/k/a **ROOT PROPERTIES, L.L.C.**, (Grantor) a limited liability company organized and existing under the laws of the State of Indiana CONVEYS AND WARRANTS to **KMS PROMOTIONS REAL ESTATE, L.L.C.**, (Grantee), a limited liability company organized and existing under the laws of the State of Illinois, of Kankakee County, in the State of Illinois for the sum of One and 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Part of the SE 1/4 of the NE 1/4 of Section 4, Township 34 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 4; thence South 00°01'02" East, along the West line of said SE 1/4 of the NE 1/4, 125 feet to the Southwest corner of land deeded to Northern Indiana Public Service Company in Deed Record 963, page 131, and the point of beginning; thence South 89°34'50" East, along the South line of said Northern Indiana Public Service Company land and parallel to the North line of said SE 1/4 of the NE 1/4 390.00 feet; thence South 11°18'36" East, 153.19 feet, thence North 89°34'50" West, 240.00 feet to the West line of said SE 1/4 of the NE 1/4; thence North 00°01'02" West, along said West line, 150.00 feet to the point of beginning.

Subject to any and all easements, agreements and restrictions of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the Manager of Grantor and has been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

ONLY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

25707

DEC 22 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CK#
60685
CA

IN WITNESS WHEREOF, Grantor has executed this deed this 1st day of July, 2006.

ROOT PROPERTIES, LLC

By James J. O'Connor
James J. O'Connor, Manager
Printed Name and Office

STATE OF ILLINOIS
COUNTY OF KANKAKEE

Before me, a Notary Public in and for said County and State, personally appeared James J. O'Connor, the Manager of ROOT PROPERTIES, LLC, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21 day of August, 2006.

Linda M. Benoit
Notary Signature

Printed: LINDA BENOIT, Notary Public
Resident of KANKAKEE County, ~~Indiana~~

ILLINOIS

This instrument prepared by
Christopher W. Bohlen
Attorney Reg. No. 06284906
BARMANN, BOHLEN & WOODRUFF, P.C.
200 E Court Street, Suite 602
P. O. Box 1787
Kankakee, Illinois 60901
(815) 939-1133

Send tax bill to and return to:
KMS Promotions Real Estate, L.L.C.
1679 Hatteras Dr.
Bourbonnais, IL 60914

