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2007 051824

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 JUN 26 AM 9:34

MICHAEL A. BROWN  
RECORDER

MAIL TAX BILLS TO:  
Medical Realty Associates, LLC  
P.O. Box 11000  
Merrillville, IN 46411  
Attn: B. Don Burman

RETURN TO:  
Quarles & Brady LLP  
500 W. Madison St.reet  
Suite 3700  
Chicago, IL 60661  
Attn: Jennifer Dorn

**LIMITED LIABILITY COMPANY WARRANTY DEED**

CM620059266

**THIS INDENTURE WITNESSETH THAT** AmeriPlex PRF, LLC, an Indiana limited liability company (the "Grantor") **CONVEYS AND WARRANTS** to Medical Realty Associates, LLC, an Indiana limited liability company, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Lot 4 of AmeriPlex at the Crossroads, Lot 4, an addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 99, page 52, in the Office of the Recorder of Lake County, Indiana.

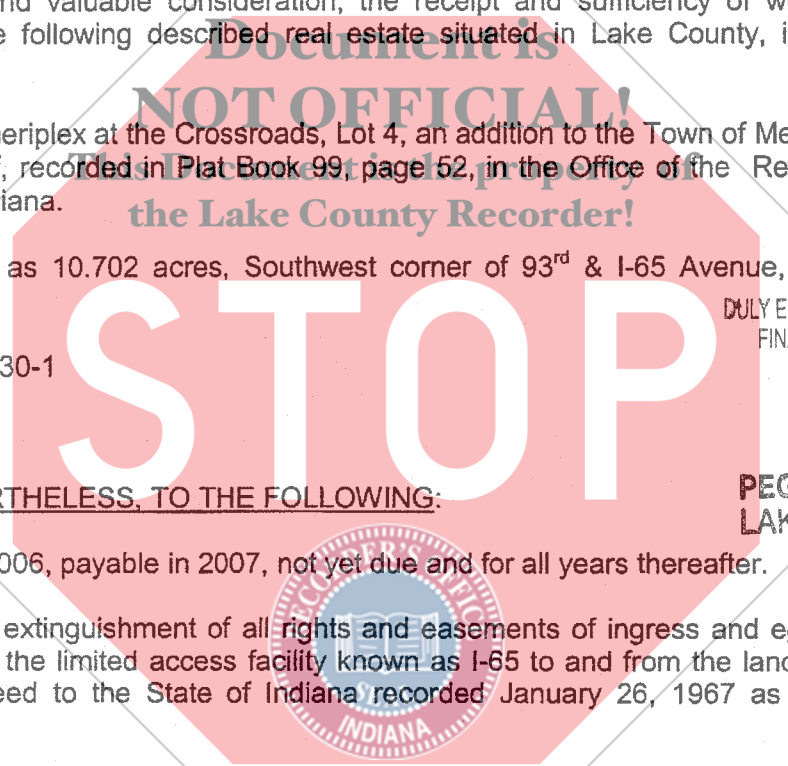
Commonly known as 10.702 acres, Southwest corner of 93<sup>rd</sup> & I-65 Avenue, Merrillville, IN 46410

Tax Key No.: 15-830-1

Tax Unit No.: 8

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

1. Taxes for 2006, payable in 2007, not yet due and for all years thereafter.
2. Permanent extinguishment of all rights and easements of ingress and egress, to, from and across the limited access facility known as I-65 to and from the land herein as set out in a deed to the State of Indiana recorded January 26, 1967 as document no. 696208.
3. Terms and provisions of an Easement for Gas Mains dated June 20, 2002 and recorded August 9, 2002, as Document No. 2002 071794, made by Purdue Research Foundation to Northern Indiana Public Service Company, an Indiana corporation, and to its successors and assigns.



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 25 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20-  
CJG

008313

CHICAGO TITLE INSURANCE COMPANY

4. Declaration of Easements, Covenants and Restrictions for Ameriplex at the Crossroads, contained in document, recorded June 7, 2005 as instrument number 2005 046751, and joinder in declaration of easements recorded July 6, 2005 as instrument number 2005 055881.
5. Assessments as evidenced under document recorded June 7, 2005 as instrument number 2005 046751 entitled Declaration of Easements, Covenants and Restrictions for Ameriplex at the Crossroads, said assessments to be subordinate to the lien of any first mortgage of record.
6. Terms and provisions of Resolution No. 05-07 recorded March 8, 2006 as document no. 2006 019253 by The Town of Merrillville designating and declaring a certain area as an economic development area referring to in part as The AmeriPlex Allocation Area.
7. Covenants, conditions, and restrictions contained in the plat of Ameriplex at the Crossroads, Lot 4, recorded May 3, 2006 in Plat Book 99, page 52.
8. Drainage and utility easement affecting the Northerly, Easterly and Westerly 15 feet of the land as shown on the recorded plat of subdivision.
9. Easement for landscape affecting the North 30 feet as shown on recorded plat of subdivision.
10. Easement for landscape and parking setback line affecting the Easterly and Westerly 30 feet as shown on recorded plat of subdivision.
11. Building setback line affecting the Northerly, Westerly and Southeasterly 40 feet of the land, as shown on the recorded plat of subdivision.
12. Building setback line affecting the East 60 feet of the land, as shown on the recorded plat of subdivision.
13. Building setback line affecting the South 30 feet of the land, as shown on the recorded plat of subdivision.
14. No vehicular access affecting the Easterly side of the land as shown on the recorded plat of subdivision.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been duly authorized and fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 16<sup>th</sup> day of November, 2006.

AMERIPLEX PRF, LLC, an Indiana limited liability company

By: AmeriPlex PRF Partners, L.P., Manager

By: [Signature]  
John T. Phair, President of Holladay Partners-Midwest, Inc., its sole general partner

STATE OF INDIANA )  
COUNTY OF Porter )

**Document is NOT OFFICIAL!**

**This Document is the property of the State of Indiana. Do not take out of the State.**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John T. Phair the President of Holladay Partners-Midwest, Inc., the sole general partner of AmeriPlex PRF Partners, L.P., the Manager of AmeriPlex PRF LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 16<sup>th</sup> day of November, 2006.



AMANDA J. WATSON, Notary Public  
A Resident of Porter County, IN  
My Commission Expires: Sept. 27, 2014

[Signature]  
Printed Name: Amanda J. Watson Notary Public

My Commission Expires: Sept. 27, 2014  
County of Residence: Porter



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. Glenn R. Patterson

This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410

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