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MICHAEL A. BURTON  
RECORDER

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**SPECIAL WARRANTY DEED**

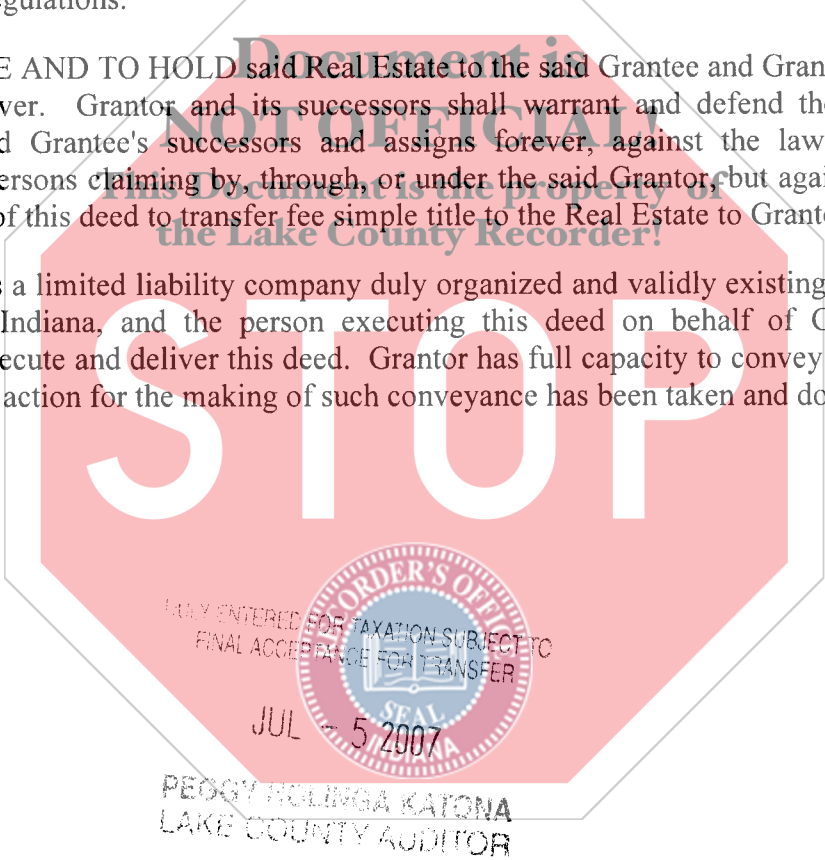
THIS INDENTURE WITNESSES, that **KRG/I-65 PARTNERS BEACON HILL, LLC**, an Indiana limited liability company ("Grantor"), **BARGAINS, SELLS and CONVEYS** to **STANDARD REDEVELOPMENT, INC.**, an Illinois corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, that certain real estate located in Lake County, in the State of Indiana, described on Exhibit A attached hereto and incorporated herein ("Real Estate").

Subject to (i) all covenants, conditions, restrictions of record; (ii) cross easements, parking and use agreements of record; (iii) easements for sewer, water and other utility lines; (iv) all current, non-delinquent real estate taxes and assessments; and (v) zoning laws and land use ordinances and regulations.

TO HAVE AND TO HOLD said Real Estate to the said Grantee and Grantee's successors and assigns forever. 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 the State of Indiana, and the person executing this deed on behalf of Grantor is fully empowered to execute and deliver this deed. Grantor has full capacity to convey the Real Estate and all necessary action for the making of such conveyance has been taken and done.

CHICAGO TITLE INSURANCE COMPANY



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**Exhibit A**

Lot 7, 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.

Tax Parcel No.: 23-09-0605-0007

