

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 097908

2007 DEC 14 AM 9:19

Parcel No. 20-13-773-1

MICHAEL A. BROWN
RECORDER

620073368m

CORPORATE WARRANTY DEED

Order No. 620073368

THIS INDENTURE WITNESSETH, That Northwoods 41 Corporation, an Indiana corporation (Grantor)
a corporation organized and existing under the laws of the State of INDIANA CONVEYS
AND WARRANTS to Convention Center Drive, LLC, a Nevada limited liability company (Grantee)

of _____ County, in the State of _____, for the sum of
TEN AND 00/100 Dollars \$10.00
and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following
described real estate in Lake County, State of Indiana:

See Exhibit A attached hereto and made a part hereof.

Subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

~~Subject to any and all easements, agreements and restrictions of record. The address of such real estate is
commonly known as 8101 Wicker Ave., St. John, Indiana 46373~~

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected
officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors 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.

IN WITNESS WHEREOF, Grantor has executed this deed this 3 day of December 2007
Northwoods 41 Corporation, an Indiana corporation

(SEAL) ATTEST:

By _____ By Demetrios Angelos
(Name of Corporation)

Printed Name, and Office

Demetrios Angelos
Printed Name, and Office

STATE OF
COUNTY OF

SS:

Before me, a Notary Public in and for said County and State, personally appeared Demetrios Angelos
and _____

the President and _____, respectively of
Northwoods 41 Corporation, an Indiana corporation, 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 3 day of December 2007

My commission expires:

Signature

Printed

Resident of

Chris Wunder
Cook

County IL

OFFICIAL SEAL
CHRISTOPHER S. WUNDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-29-2011

This instrument prepared by Donna LaMere, Attorney at Law #03089-64 ss/cp

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

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

Return Document to: Convention Center Drive, LLC, One East Wacker Dr, Suite 3600 Chicago, IL 60601

Send Tax Bill To: Convention Center Drive, LLC, One East Wacker, Ste 3600, Chicago, IL 60601

DEC 13 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25079

Handwritten initials/signature

Chicago Title Insurance Company

Lot 1, in Eagle River Northwoods Addition, in the Town of Schererville, as per plat thereof, recorded in Plat Book 94, page 39, in the Office of the Recorder of Lake County, Indiana.

EXCEPTING THEREFROM THE FOLLOWING:

Part of Lot 1, in Eagle River Northwoods Addition, to the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 94, page 39, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 31 minutes 54 seconds West along the East line of said Lot 1, 90.00 feet to the point of beginning; thence continuing South 00 degrees 31 minutes 54 seconds West along said East line, 125 feet; thence North 88 degrees 30 minutes 29 seconds West, parallel with the North line of said Lot 1, 135.00 feet; thence North 00 degrees 31 minutes 54 seconds East, parallel with said East line, 125.00 feet; thence South 88 degrees 30 minutes 29 seconds East, parallel with said North line, 135.00 feet to the point of beginning.



Policy No: 620073368

SCHEDULE B
EXCEPTIONS FROM COVERAGE

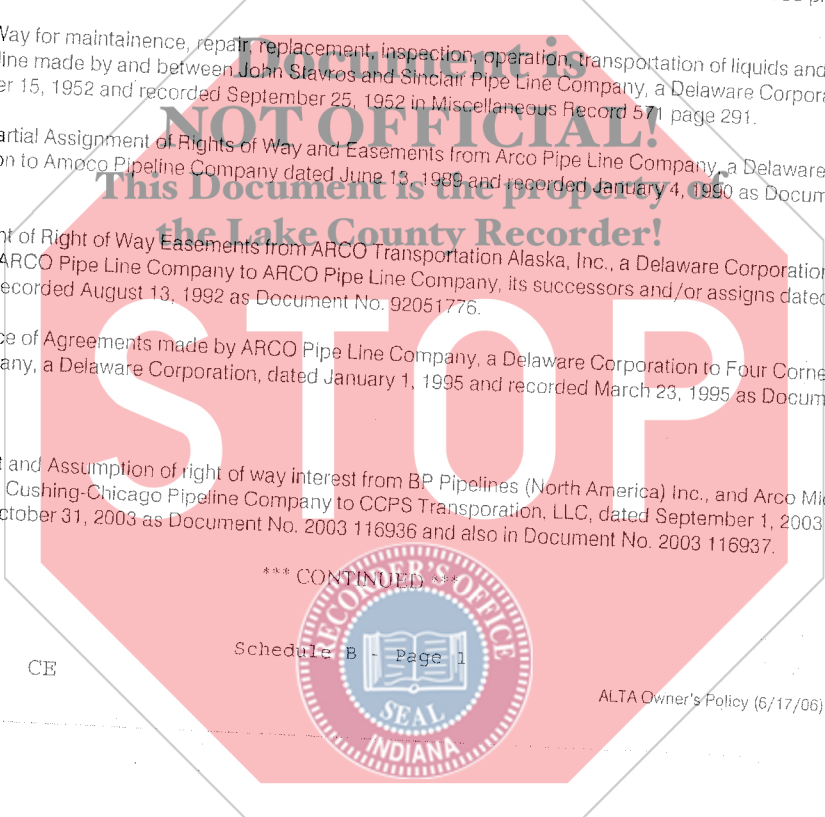
This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

General Exceptions:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions:

- E 1. Taxes for the year 2007 due and payable in 2008 are a lien not yet due and payable.
- K 2. Easement for public utilities and/or drainage, grants and/or reservations as shown on the recorded plat.
- M 3. Right of Way for maintenance, repair, replacement, inspection, operation, transportation of liquids and/or gases of a pipe line made by and between John Stavros and Sinclair Pipe Line Company, a Delaware Corporation dated September 15, 1952 and recorded September 25, 1952 in Miscellaneous Record 571 page 291.
NOTE: Partial Assignment of Rights of Way and Easements from Arco Pipe Line Company, a Delaware corporation to Amoco Pipeline Company dated June 13, 1989 and recorded January 4, 1990 as Document No. 077802.
Assignment of Right of Way Easements from ARCO Transportation Alaska, Inc., a Delaware Corporation, formerly known as ARCO Pipe Line Company to ARCO Pipe Line Company, its successors and/or assigns dated March 1, 1991 and recorded August 13, 1992 as Document No. 92051776.
Conveyance of Agreements made by ARCO Pipe Line Company, a Delaware Corporation to Four Corners Pipe Line Company, a Delaware Corporation, dated January 1, 1995 and recorded March 23, 1995 as Document No. 95016327.
- N 4. Assignment and Assumption of right of way interest from BP Pipelines (North America) Inc., and Arco Midco LLC and Amoco Cushing-Chicago Pipeline Company to CCPS Transportation, LLC, dated September 1, 2003 and recorded October 31, 2003 as Document No. 2003 116936 and also in Document No. 2003 116937.

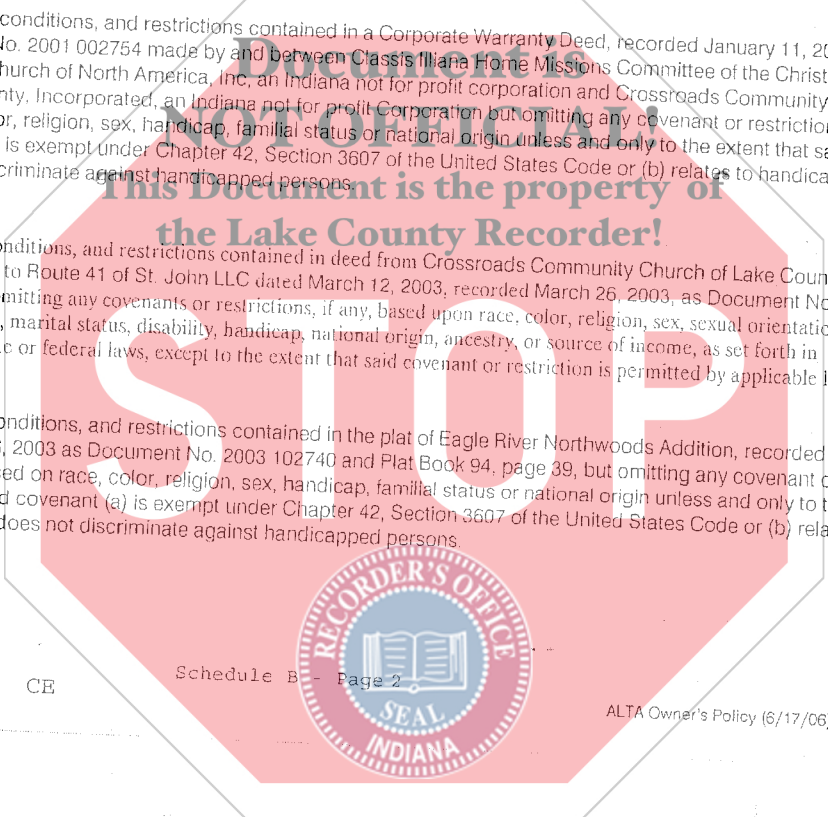


*** CONTINUED ***

Policy No: 620073368

- D 5. Terms and Provisions of a Water Main Reimbursement Agreement made by and between the Town of Schererville and John Plaskota and Dolores Plaskoa, husband and wife dated March 25, 1981 and recorded November 4, 1981 as Document No. 649596.

NOTE: Memorandum of Agreement made by and between the Town of Schererville and John Plaskota and Dolores Plaskota, husband and wife, dated October 28, 1981 and recorded November 4, 1981 as Document No. 649595.
- P 6. Grant of Non-Exclusive Easement recorded June 24, 2004 as Document No. 2004 053391 between Route 41 of St. John, L.L.C. and Jamey Maschmeyer and Sherry Maschmeyer.
- Q 7. Plat of Utility Easement recorded April 28, 2004 as Document No. 2004 034596 in Survey Record Book 11, page 23.
- R 8. Covenants, conditions, and restrictions contained in a Warranty Deed, recorded August 28, 1991 as Document No. 91044145 made by and between Emro Marketing Company, successor by merger to Cheker Oil Company of Indiana, Inc. a Delaware Corporation and Classis Iliana Home Missions Committee of the Christian Reformed Church of North America, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- S 9. Covenants, conditions, and restrictions contained in a Corporate Warranty Deed, recorded January 11, 2001 as Document No. 2001 002754 made by and between Classis Iliana Home Missions Committee of the Christian Reformed Church of North America, Inc. an Indiana not for profit corporation and Crossroads Community Church of Lake County, Incorporated, an Indiana not for profit corporation but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- T 10. Covenants, conditions, and restrictions contained in deed from Crossroads Community Church of Lake County Incorporated to Route 41 of St. John LLC dated March 12, 2003, recorded March 26, 2003, as Document No. 2003 030733, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
- U 11. Covenants, conditions, and restrictions contained in the plat of Eagle River Northwoods Addition, recorded September 26, 2003 as Document No. 2003 102740 and Plat Book 94, page 39, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.



Issued By:

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B
(continued)

Policy No: 620073368

- 12. A 5 foot Public Utility & Drainage Easement affecting the North 5 feet and the South 5 feet of the land as shown and granted on ALTA/ACSM Land Title Survey, certified August 29, 2007 and prepared by Giovanni Postacchini, as Project No. 07-080095.
- 13. A 15 foot Public Utility and Drainage Easement affecting the East 15 feet of the land, as shown and granted on ALTA/ACSM Land Title Survey, certified August 29, 2007 and prepared by Giovanni Postacchini, as Project No. 07-080095.
- 14. A 10 foot Public Utility and Drainage Easement affecting the West 10 feet of the land as shown and granted on the ALTA/ACSM Land Title Survey, certified August 29, 2007 and prepared by Giovanni Postacchini, as Project No. 07-080095.
- 15. Rights of public and quasi-public utilities in and to the land as evidenced by, electric shut-off, electric meter, gas meter, steel posts, man holes, catch basen, gas valve, pipe line marker, b-box, electrical box, fire hydrandt, water valve, woof poles, spot lights, light poles, NIPSCO Transformer, satellite shown on the ALTA/ACSM Land Title Survey, certified August 29, 2007, and prepared by Giovanni Postacchini, as Project No. 07-080095.
- ~~16. This policy is a PRO FORMA POLICY furnished to or on behalf of the party to be insured. It does not reflect the present status of title and is NOT A COMMITMENT to insure the estate or interest as shown herein, nor does it evidence the willingness of the Company to provide any affirmative coverage herein. Any such commitment must be an express written undertaking on appropriate forms of the Company.~~



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Schedule B - Page 3

ALTA Owner's Policy (6/17/06)



OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307

MICHAEL A. BROWN
Recorder



PHONE (219) 755-3730
FAX (219) 755-3257

MEMORANDUM

DISCLAIMER

Document is

NOT OFFICIAL!
This document has been recorded as presented.
It may not meet with State of Indiana Recordation requirements.
This Document is the property of
the Lake County Recorder!

STOP

