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2008 JUN 30 9:23

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RECORDED

GRANTEE ADDRESS:  
MAIL TAX BILLS TO:  
C/O VAN TIL'S SUPERMARKET  
2635 - 169<sup>TH</sup> STREET  
HAMMOND, INDIANA 46323

RETURN TO: MICHAEL ROSS  
SCHAIN, BURNEY, ROSS & CITRON, LTD.  
222 N. LASALLE STREET, SUITE 1910  
CHICAGO, ILLINOIS 60601

**SPECIAL WARRANTY DEED**

ENC 047065

THIS INDENTURE WITNESSETH THAT **RILEY PLAZA SHOPPING CENTER, LLP, an Illinois limited liability company, as to an undivided 71% interest and B.T. Riley (East Chicago), L.C.C., an Indiana limited liability company, as to undivided 29% interest as tenants in common (together the "Grantor")** do hereby CONVEY to **Van Til's Real Estate, LLC, an Indiana limited liability company (the "Grantee")**, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

CHICAGO TITLE INSURANCE COMPANY

Lots 19 thru 23, 30 thru 40, and that part of Lots 18, 24, and 41 thru 46, and that part of the North and South 16 foot alley all in Block 5, also Lots 13 thru 25 and part of lots 26 thru 29 in Block 4, along with that part of Olcott Avenue lying between said Blocks 4 and 5, all taken as one tract, described as follows: Beginning at the Northeast corner of said Lot 13 in said Block 4; thence South 0 degrees 59 minutes 51 seconds West, along the East line of Lots 13 to 26 in said Block 4, 434.65 feet to the Southeast corner of Lot 29 in said Block 4; thence North 89 degrees 56 minutes 12 seconds West along the South line of said Block 4, 124.03 feet more or less to the East face of a building; thence North 01 degrees 01 minutes 18 seconds East along said East face 95.95 feet more or less to a common wall between 4725 and 4739-4741 Indianapolis Boulevard; thence North 88 degrees 58 minutes 42 seconds West along said common wall, 70.83 feet more or less to the West face of a building; thence South 01 degrees 01 minutes 18 seconds West along said West face 97.13 feet more or less to the South line of said Block 4 and 5; thence North 89 degrees 56 minutes 12 seconds West along said South line 177.31 feet to the East line of the West half of the North and South 16 foot alley in said Block 5; thence North 0 degrees 59 minutes 00 seconds East along said East line

TAX PARCEL #15

007-24-30-0084-0012    007-24-30-0084-0024  
007-24-30-0085-0017    007-24-30-0085-0028  
007-24-30-0085-0021    007-24-30-0085-0033

FULLY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 30 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

30 CT  
fB

010443

140.10 feet to the North line extended of the South 10.50 feet of Lot 24 in said Block 5; thence North 89 degrees 57 minutes 06 seconds West along said North line, 150.07 feet to the West line of said Block 5; thence North 0 degrees 59 minutes 19 seconds East along the West line of said Block 5, 154.33 feet thence South 89 degrees 59 minutes 07 seconds East parallel with the North line of said block 5, 225.83 feet; thence North 00 degrees 59 minutes 19 seconds East parallel with the West line of said block 5, 139.82 feet to the North line of said block 5; thence South 89 degrees 59 minutes 07 seconds East along the North line of said blocks 4 and 5, 296.50 feet to the point of beginning, all being in the Subdivision of the Southeast Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of East Chicago, Indiana, as the same appears of record in Plat Book 2, page 11, in Lake County, Indiana. Containing 167,556.4 Sq. Ft./ 3.84 Acres more or less.

Commonly known as 4725 Indianapolis Blvd., East Chicago, Indiana.

Tax Parcel Nos.: 007-24-30-0085-0034 007-24-30-0085-0040  
 Cont: 007-24-30-0085-0036 007-24-30-0085-0041  
 007-24-30-0085-0037 007-24-30-0085-0043  
SUBJECT, NEVERTHELESS, TO THE FOLLOWING: 007-24-30-0085-0044  
 007-24-30-0084-0045

1. Taxes for the year 2008 due and payable in 2009.
2. Covenants conditions and restrictions contained in Deed from the City Of East Chicago, Indiana, to Gary National Bank, as Trustee, Under Trust No. P5844 dated May 5, 1978, recorded May 15, 1978, as Document No. 468110 affecting Lots 14, 15, 16 and the North 24 feet of Lot 25, Block 4 and East 1/2 of vacated Olcott Avenue adjacent thereto and Lots 13, 14, 21, 26, 27, 28, 29, Block 5 and the west half of vacated alley adjacent thereto and the North 5 feet of Lot 42, all of Lots 43 and 46, Block 5, and the east half of the vacated alley and the west half of vacated Olcott Avenue adjacent thereto.
3. Easement Agreement dated June 22, 1978 and recorded August 7, 1978, as Document No. 483214, between Gary National Bank, as Trustee under Trust Agreement dated January 10, 1978 and known as Trust No. P-5844 and Eddie Green, Sheldon Block, David Weiss and Nathan Zwieg, all beneficiaries of the aforesaid Trust and Franchise Realty Corporation, an Indiana Corporation, and terms and provision of the Non-Disturbance and Attornment Agreement dated June 22, 1978 and recorded August 7, 1978, as Document No. 483215, made by Franchise Realty Corporation, an Indiana Corporation, and the City of East Chicago, Indiana, a Municipal Corporation.

4. Encroachment onto vacated Olcott Avenue of approximately 1 foot by the existing curb near the most southern portion of the land as evidenced by the ALTA/ACSM Land Title Survey by John Stuart Allen December 4, 2007 in Job No. 1141-07.
5. Encroachment onto land south and adjoining part of Lot 26, Block 4, of approximately 1 foot by a 1 story block building and by a 5 foot high chain link fence as evidenced by the ALTA/ACSM Land Title Survey by John Stuart Allen, dated December 4, 2007 in Job No. 1141-07.
6. Six inch water main that runs North-South through the property, evidenced in the unrecorded letter dated May 28, 2003 from Mark A. Matlock, Department Engineer, City of East Chicago, to Gina Wojak, of Schain, Burney, Ross & Citron, Ltd. according to the letter, the six inch water main less slightly west of the building.
7. Rights of the public and quasi public utilities in and to the land as evidenced by catch basins, monitoring well, transformer on concrete pad, light poles, electric meters, gas meters and pay phone shown on ALTA/ACSM Land Title Survey prepared by John Stuart Allen dated December 4, 2007 in Job No. 1141-07.
8. Access and parking rights of a bank tenant under the Lease among National City Bank of Indiana, Riley Plaza Shopping Center, LLC, and B.T. Riley (East Chicago), LLC dated December 23, 2003.

Grantor, as its sole warranty herein, specifically warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against those claims, and only those claims, of all persons whomsoever who shall claim title to or assert claims affecting title to the Real Estate or any part thereof, under, by or through the acts of Grantor, but not otherwise. Grantor hereby assigns and transfers to Grantee all rights which Grantor has, if any, under all warranties and representations made by other owners in the chain of title to the Real Estate (the "Warranties"), including, but not limited to, any and all rights which Grantor may now have, if any, or which may accrue hereafter by reason of, or on account of, the Warranties, if any.

Dated this 27 day of June, 2008.

[SIGNATURES ON FOLLOWING PAGE]

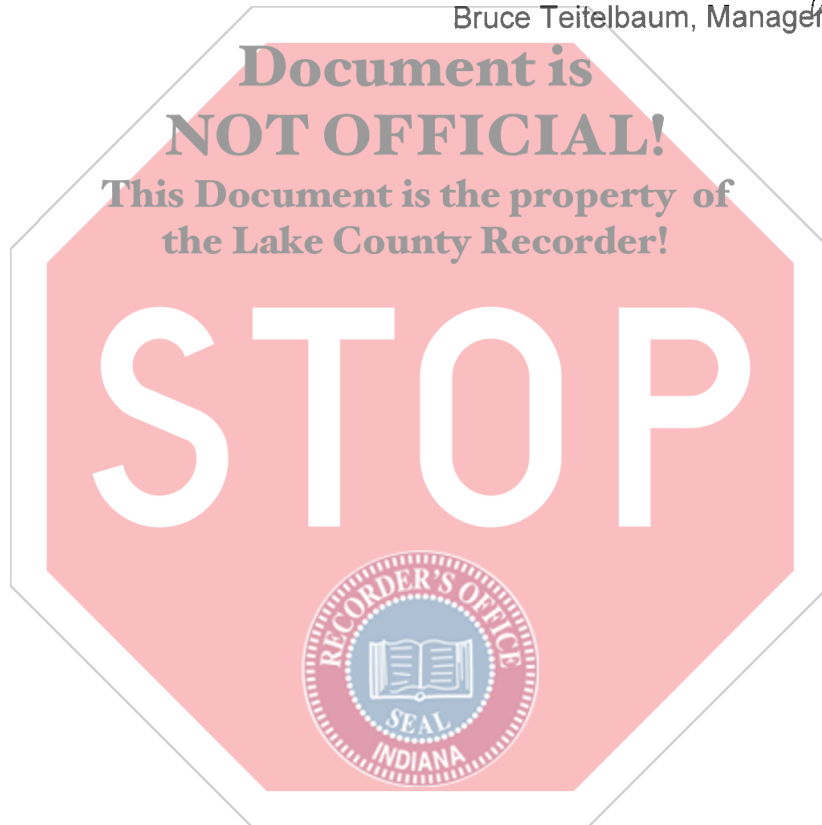
RILEY PLAZA SHOPPING CENTER, LLC  
an Illinois limited liability company

BY:   
Thomas Gamsjaeger, its Co-Manager

BY: see Attached for signatures  
Bruce Teitelbaum, its Co-Manager

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

BY: see Attached for signatures  
Bruce Teitelbaum, Manager



STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF COOK     )

Before me, the undersigned, a Notary Public and for said County and State, personally appeared THOMAS GAMSJAEGER, as Co-Manager of RILEY PLAZA SHOPPING CENTER, LLC, and acknowledged the execution of the foregoing Deed.

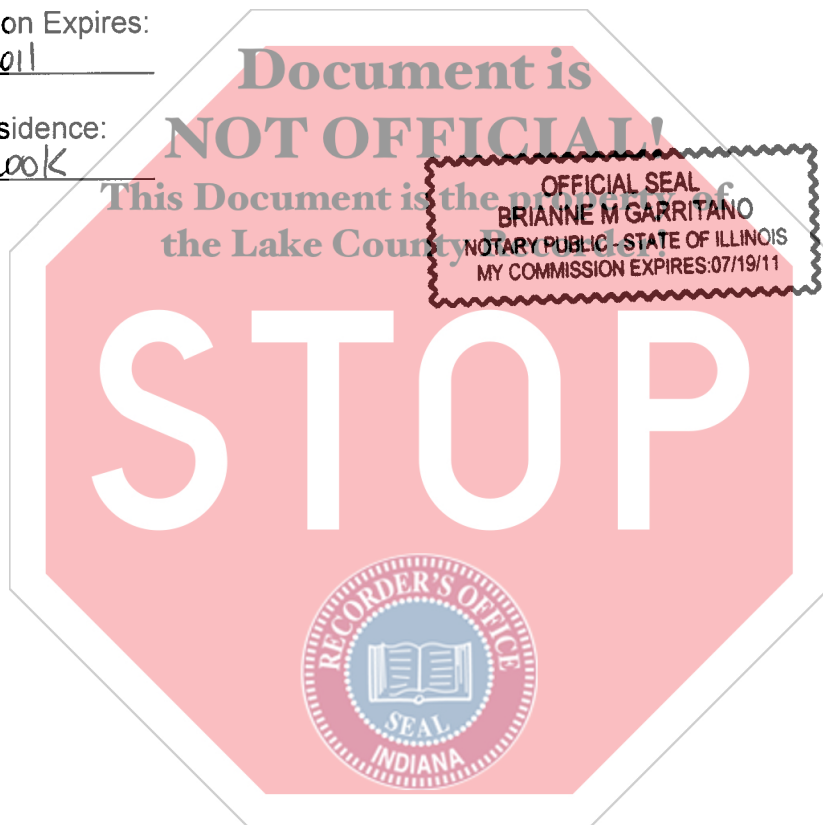
Dated as of the 23<sup>rd</sup> day of June, 2008.

Brianne M. Garritano  
Notary Public

Printed Name: Brianne M. Garritano

My Commission Expires:  
7/19/2011

County of Residence:  
Cook



RILEY PLAZA SHOPPING CENTER, LLC  
an Illinois limited liability company

BY: see attached for signature  
Thomas Gamsjaeger, its Co-Manager

BY: [Signature]  
Bruce Teitelbaum, its Co-Manager

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

BY: [Signature]  
Bruce Teitelbaum, Manager



STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF COOK     )

Before me, the undersigned, a Notary Public and for said County and State, personally appeared BRUCE TEITELBAUM, as Co-Manager of RILEY PLAZA SHOPPING CENTER, LLC, and acknowledged the execution of the foregoing Deed.

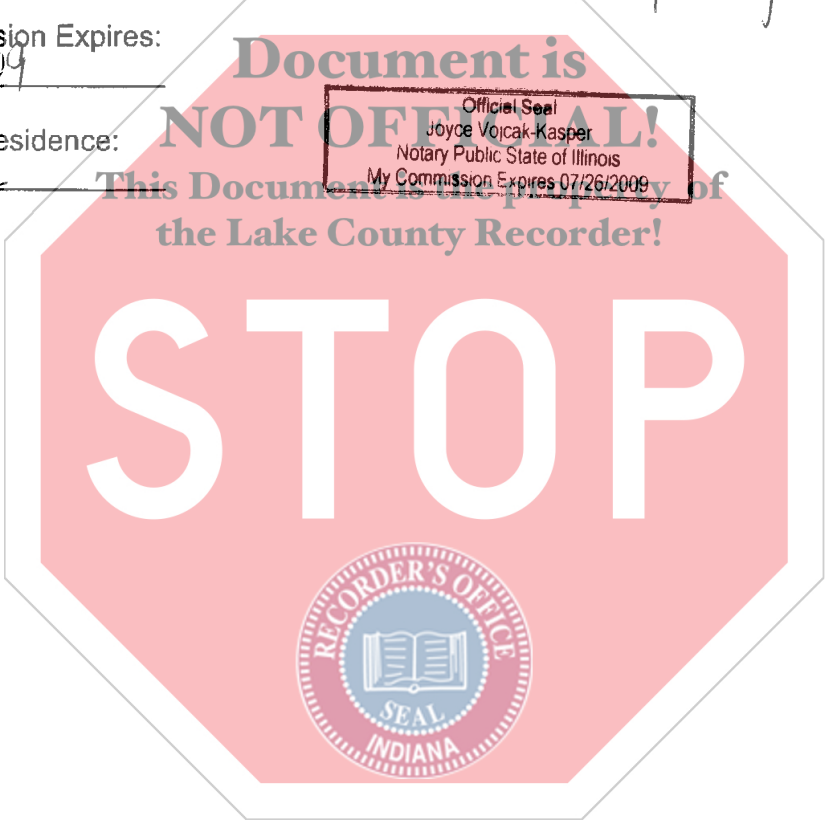
Dated as of the 25<sup>th</sup> day of June, 2008.

Joyce Wojcik-Kasper  
Notary Public

Printed Name: Joyce Wojcik-Kasper

My Commission Expires: 7/26/09

County of Residence: Cook



Official Seal  
Joyce Wojcik-Kasper  
Notary Public State of Illinois  
My Commission Expires 07/26/2009

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

Before me, the undersigned, a Notary Public and for said County and State, personally appeared BRUCE TEITELBAUM, as the Manager of B.T. RILEY (EAST CHICAGO) LLC, and acknowledged the execution of the foregoing Deed.

Dated as of the 20th day of June, 2008.

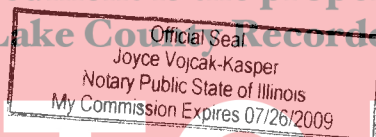
Joyce Vojcak-Kasper  
Notary Public

Printed Name: Joyce Vojcak-Kasper

My Commission Expires: 7/26/09

County of Residence: COOK

Document is  
**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!



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, 300 East 90th Drive, Merrillville, Indiana 46410



C:\Documents and Settings\All Users\Desktop\GRP\SVT\East Chicago\Closing Documents\Warranty Deed draft #3.doc