

3

STATE OF INDIANA
LAKE COUNTY
FILED & RECORDED

2008 064272

2008 SEP 12 AM 9:51

MICHAEL A. CROWN
RECORDER

GRANTEE'S ADDRESS/MAIL TAX BILLS TO:

Family Care Center of Indiana, LLC.
757 45th Street
Munster, IN 46321

WARRANTY DEED *CHC 4208421*

THIS INDENTURE WITNESSETH, that 9030A Columbia Ave. LLC, an Indiana limited liability company, conveys and warrants to:

Family Care Center of Indiana, L.L.C. an Indiana limited liability company

as for the sum of Ten Dollars (\$10), and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana and legally described as follows:

Units 9030A, 9034A, 9034B, 9050A and 9050B, Sandridge Professional Office Center, Munster Indiana, a Horizontal Property Regime, recorded July 12, 1982 as Document Numbers 674300 and 674301, in the Recorder's Office of Lake County, Indiana (the "Condominium Declaration"), together with all of the following (i) the undivided interest in the Common Areas and Facilities and Limited Common Areas and Facilities in accordance with the Condominium Declaration appertaining thereto; (ii) all appurtenances, privileges, rights, easements, hereditaments, reversions, remainders, rents, issues, profits belonging to, arising from or pertaining to the foregoing real property; (iii) all improvements, systems and facilities, if any, to provide electric power, gas, sewer, water and telecommunications services to the foregoing real property; (iv) rights, title and interest of Grantor in and to streets, roads, passageways and other rights of way included to or adjacent to the foregoing real property; and (v) all estates, rights, entitlements, permits, title interests, approvals, claims or demands whatsoever of Grantor in law or equity of, in, and relating to the foregoing real property and other property described herein.

Commonly known as: 9034 Columbia Avenue, Munster, Indiana 46321
Parcel Numbers: 45-07-30-104-001.000-027
45-07-30-104-003.000-027
45-07-30-104-004.000-027
45-07-30-104-011.000-027
45-07-30-104-012.000-027

SUBJECT TO: General real estate taxes not due and payable at the time of closing, easements, covenants and restrictions of record as disclosed on Exhibit "A" attached hereto and made a part hereof (Collectively, the "Permitted Exceptions").

Grantor, for itself and its successors, does hereby covenant, promise and agree to and with Grantee and its successors and assigns that the property hereby conveyed is not in any manner encumbered or changed, except by the Permitted Exceptions and Grantor and its successors shall **WARRANT AND FOREVER DEFEND** said property against the lawful claims of all persons whatsoever.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2008
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

*20 ct
PB*

014993

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this day, September 8, 2008.

9030A Columbia Ave. LLC

By: [Signature]
Prasit Sri, M.D., Manager

STATE OF INDIANA)
) SS:
COUNTY OF Mike)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared Prasit Sri, M.D., known to me as the Manager of 9030A Columbia Ave. LLC and acknowledged the foregoing Warranty Deed.

WITNESS my hand and Notarial Seal on this day, September 8, 2008.

My Commission Expires: [Signature], Notary Public
JACALYN L. SMITH, Notary Public
Lake County, Indiana
My Commission Expires December 8, 2015
Resident of _____ County, Indiana

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. Sarah A. Lawson

THIS INSTRUMENT PREPARED BY:
Sarah A. Lawson, #20919-02
Hiestand Law Office, LLC
117 Broadway
Chesterton, Indiana 46304

RETURN TO:
Dennis P. Lindell
Vedder Price, P.C.
222 North La Salle Street
Suite 2600
Chicago, IL 60601

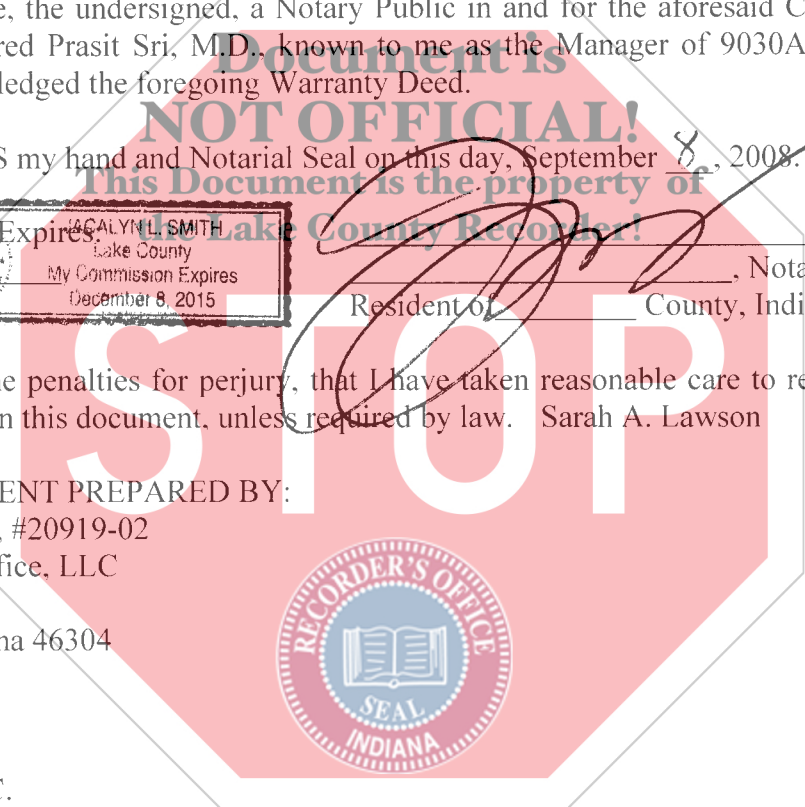


EXHIBIT "A"
TO
WARRANTY DEED

Permitted Exceptions

1. Terms, provisions, covenants, easements and restrictions, in the declaration of Sandridge Professional Office Center Munster, Inc., (the "Declaration") recorded July 12, 1982 as Document Nos. 674300 and 674301, and all amendments thereto, including, but not limited to, the duties and obligations arising from automatic membership in , 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.
2. A 40 foot easement for pipeline in favor of Wolverine Pipe Line Company, contained in Clerk's Deed dated November 7, 1969 and recorded January 13, 1970 as Document No. 45257.
(Affects the East 40 feet of the common elements.)
3. Easement for Utilities in favor of Northern Indiana Public Service Company dated February 1997 and recorded May 8, 1997 as Document No. 97029083.
4. Easements affecting parts of the common elements of the land as shown on recorded plat of said subdivision.
5. Easement for private roadway affecting the Southerly 12.5 feet of the common elements of the land as shown on recorded plat of Fairmeadow 24th Addition, Block 2, in Plat Book 52 page 56, and as shown on Document No. 674301, recorded July 12, 1982.

