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**WARRANTY DEED**

MICHAEL A. BROWN  
RECORDER

**THIS INDENTURE WITNESSETH**, that **LC REAL ESTATE HOLDING GROUP 1 LP**, a Delaware limited partnership ("Grantor") does hereby convey and warrant to:

**KOTSO 45<sup>TH</sup> AVENUE HOLDINGS, LLC, an Indiana limited liability company**

of Lake County, State of Indiana, for and in consideration of the sum 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 ("Premises"), to wit:

Beginning at a point 623.00 feet North and 33.00 feet West of the Southeast corner of the Southwest ¼ of Section 5, Township 36 North, Range 9 West, proceed West at right angles to the centerline of Section 5, a distance of 368.45 feet; thence proceed Southwesterly along an arc having a radius of 30.0 feet a distance of 47.124 feet; thence proceed South a distance of 152.06 feet; thence proceed West a distance of 45.0 feet; thence proceed Southwesterly along an arc having a radius of 40.0 feet a distance of 62.832 feet; thence proceed South a distance of 68.56 feet; thence proceed West a distance of 206.73 feet; thence proceed North 36 degrees 41 minutes 15 seconds West a distance of 367.78 feet; thence proceed North 53 degrees 18 minutes 45 seconds East a distance of 43.01 feet; thence proceed East a distance of 875.34 feet, more or less to a point which is 653.00 feet North and 33.00 feet West of the Southeast corner of the Southwest ¼ of Section 5, Township 36 North, Range 9 West; thence proceed South 30.00 feet to the place of beginning, all in the City of Hammond, Lake County, Indiana.

PROPERTY NO. 45-07-05-377-002-000-023  
COMMONLY KNOWN AS: 6350 Indianapolis Boulevard, Hammond, Indiana 46323

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

1. Taxes for 2008 payable in 2009 and for all years thereafter.
2. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
3. Utility easements and public roadways of record.
4. Building setbacks, building lines and use and/or occupancy restrictions, conditions and covenants of record that do not interfere with the use and occupancy of the Property.
5. Easements and restrictions of record.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the General Partner of the Grantor pursuant to the terms and conditions of the Limited Partnership Agreement of the Grantor; that the Grantor is a limited partnership in existence in the State of Delaware; that the Grantor has the full capacity to convey the Property described herein; and that any necessary and proper action for the making of this conveyance has been taken.

TICOR CP 920091864

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR 16 2009

PEGGY HOLINGA KATONA  
CLERK - COUNTY RECORDER

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IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on the 6<sup>th</sup> day of April, 2009.

LC REAL ESTATE HOLDING GROUP 1 LP,  
a Delaware limited partnership

By: *Laurence B. McNabb*  
Laurence B. McNabb, General Partner

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF LAKE            )

Before me, the undersigned, a Notary Public in and for said County and State, appeared Laurence B. McNabb, who acknowledged as General Partner the execution of the foregoing Warranty Deed for and on behalf of LC Real Estate Holding Group 1 LP, as his voluntary act and deed for and on behalf of said LC Real Estate Holding Group 1 LP, for the uses and purposes stated therein.

WITNESS my hand and notarial seal this 6<sup>th</sup> day of April, 2009.



*Kirk A. Pinkerton*  
Kirk A. Pinkerton, Notary Public  
Resident of Lake County  
My Commission Expires: October 27, 2016

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.

*Melissa R. Morgan*

This Instrument prepared by Kirk A. Pinkerton, Esq., Pinkerton and Friedman Professional Corporation, 9245 Calumet Avenue, Suite 201, Munster, Indiana 46321, (219) 836-3050.

UPON RECORDING, RETURN TO: 900 Ridge Rd., Munster, IN 46321

MAIL TAX BILLS TO:

KOTSO 45<sup>TH</sup> AVENUE HOLDINGS, LLC  
900 Ridge Road  
Munster, Indiana 46321

**(GRANTOR MAILING ADDRESS)**