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INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 MAR -1 AM 8:54

RECORDER
LAKE COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **BULKMATIC TRANSPORT COMPANY**, an Illinois corporation ("Grantor"), **CONVEYS AND SPECIALLY WARRANTS** to **CITY OF HAMMOND, BY AND THROUGH ITS REDEVELOPMENT COMMISSION**, and/or assigns or nominee ("Grantee"), of 649 Conkey Street, Hammond, Indiana 46324, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, City of Hammond, State of Indiana, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE PART HEREOF

The common address of such Real Estate is 2450 Sheffield Avenue, Hammond, Indiana 46320

State ID Numbers: 45-02-400-007.000-023/45-02-13-016.000-023

Parcel Numbers: 26-37-0104-0007/26-37-0107-0019

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said real estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution and by the Bylaws of Grantor, to execute and deliver this deed; that Grantor is a corporation in good standing in the State of Indiana; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[The remainder of this page is left intentionally blank.]

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 26 2010

**PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR**

CHICAGO/#2021581.1

Deborah Cross → Return to
First American Title Insurance Co.
30 N. LaSalle Street, Suite 2700
Chicago, IL 60602

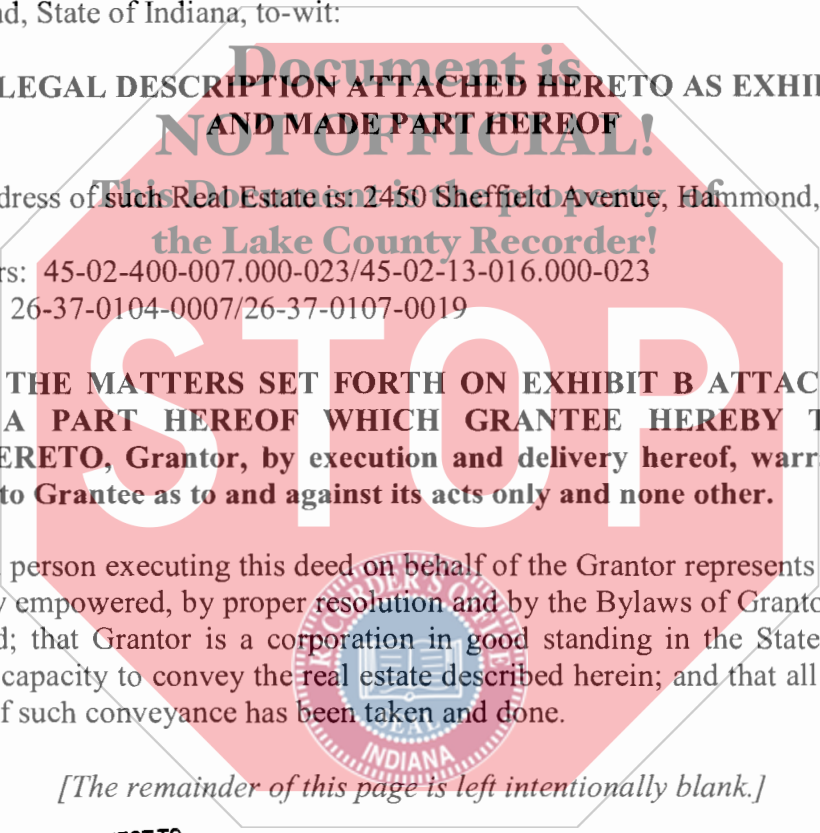
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First American Title Order #



Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15th day of January, 2010.

BULKMATIC TRANSPORT COMPANY, an Illinois corporation

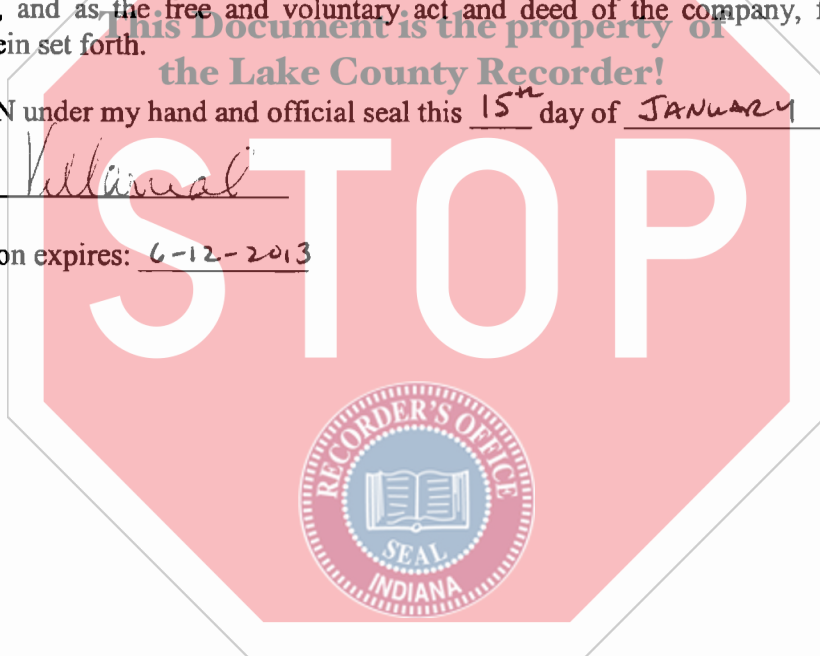
By: *Fred J. Flaxmayer*
Name: Fred Flaxmayer
Title: Senior Vice President-Finance

STATE OF INDIANA)
)
COUNTY OF LAKE)

I, Amy Villarreal, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fred Flaxmayer, personally known to me to be the Senior Vice President-Finance of Bulkmatic Transport Company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Senior Vice President-Finance, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

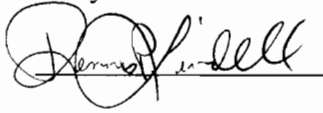
GIVEN under my hand and official seal this 15th day of JANUARY, 2010.

Amy Villarreal
Notary Public
My commission expires: 6-12-2013



The Preparer affirms, under penalty of perjury, that he has taken reasonable care to redact each Social Security Number in this document, unless required by law.

Signature



Printed Name Dennis P. Lindell

Prepared by:

Dennis P. Lindell, Esq.
Vedder Price P.C.
222 N. LaSalle Street, Ste. 2500
Chicago, Illinois 60601

When Recorded, Return to:

David W. Westland, Esq.
Tauber Westland & Bennett P.C.
1415 Eagle Ridge Drive
Scherverville, Indiana 46375



EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Part of Section 13, Township 37 North, Range 10 West of the 2nd P.M., being a tract of land more specifically described as follows: Commencing at a point on the North line of said Section at its inter-section with the Northwesternly line of the right of way of the Indiana Harbor Belt Railroad and running thence a generally Westerly direction along the North line of said Section 324.85 feet to a point; thence in a generally Southwesterly direction along a line parallel to the Westerly line of Sheffield Avenue to a point where the said parallel line intersects the Northwesternly line of the right of way of the Indiana Harbor Railroad, thence in a generally Northeasterly direction along the Northwesternly line of the right of way line of the Indiana Harbor Belt Railroad to the place of beginning, in the City of Hammond, Lake County, Indiana.

Parcel 2:

Part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 37 North, Range 10 West of the 2nd P.M., described as: Commencing at a point in the Westerly line of Sheffield Avenue which point is 387.84 feet South as measured along the said Westerly line of Sheffield Avenue from its intersection with the North line of the Southeast Quarter of the Southeast Quarter of said Section 12; thence Westerly at right angles to the said Sheffield Avenue a distance of 390.24 feet thence Southerly on a line 390.24 feet distant and parallel to the Westerly line of Sheffield Avenue to the South line of said Section 12; thence Easterly along said South line to a point where the same intersects with the Westerly line of Sheffield Avenue; thence Northerly along the Westerly line of Sheffield Avenue to the place of beginning, Excepting Therefrom a 66 foot wide strip across the Southeast corner of this parcel conveyed by Caroline M. Forsyth and Jacob Forsyth, her husband to The Chicago Hammond & Western Railway Company by deed dated January 11, 1898 and recorded January 18, 1898 in Deed Record 83, Page 341. Also excepting therefrom a 66 foot wide strip of land conveyed by Caroline M. Forsyth and Jacob Forsyth, her husband to The Hammond and Blue Island Railway Company by Warranty Deed dated February 29, 1896 and recorded February 29, 1896 in Deed Record 77, Page 268, in the City of Hammond, Lake County, Indiana.

Also excepting therefrom the following:

Part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 37 North, Range 10 West of the Second P.M., described as: Commencing at a point on the Westerly line of Sheffield Avenue, which point is 387.84 feet South as measured along the said Westerly line of Sheffield Avenue from its intersection with the North line of the Southeast Quarter of the Southeast Quarter of Section 12; thence Westerly at right angles to the said Sheffield Avenue a distance of 390.24 feet; thence Southerly on a line 390.24 feet distant and parallel to the Westerly line of Sheffield Avenue a distance of 300 feet; thence Easterly at right angles to the said Sheffield Avenue a distance of 390.24 feet to the Westerly line of the said Sheffield Avenue; thence Northerly along the Westerly line of Sheffield Avenue to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public an utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the owners of land bordering the lake in respect to the water of said Wolf Lake.
7. Rights, if any, of the United States of America, State of Illinois, City of Hammond, the public and any other governmental authorities in and to so much of the land, if any, as may have been formed by means other than natural accretions or may be covered by the waters of said Wolf Lake.
8. Rights of the public, State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
9. All matters and defects disclosed on that certain ALTA Land Title Survey prepared by Torrenga Surveying, LLC dated July 11, 2007, Job Number 0662-07 ("Existing Survey").
10. All matters and defects that a current survey, or an update of the Existing Survey, would disclose.
11. All other matters of public record.

