

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2010 DEC -8 AM 10:06

(Grantee)  
Mail tax bills to:  
One McDonald's Plaza  
Oak Brook, IL 60523

2010 072447  
WARRANTY DEED

020095136 OTIC CM

**THIS INDENTURE WITNESSETH, That Paul C. Massucci and John V. Pearson d/b/a Vancon Partners, an Indiana Partnership ("Grantors") of Lake County in the State of Indiana conveys and warrants to McDonald's Real Estate Company, A Delaware Corporation in the County of Dupage State of Illinois in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:**

Lot 1 in Wigley's Addition to the Town of Munster, as per Plat Thereof, Recorded in Plat Book 49 Page 84, in the Office of the Recorder of Lake County, Indiana.

Also described as: Beginning at the Southwest corner of said Lot; thence North 00 degrees 51 minutes 17 seconds West, along the West line of said Lot, 180.92 feet to the Northwest corner of said Lot; thence South 73 degrees 49 minutes 47 seconds East, along the North line of said Lot, 94.52 feet to the Northeast corner of said Lot; thence South 00 degrees 51 minutes 17 seconds East, along the West line of said Lot, 169.34 feet to the Southeast corner of said Lot; thence North 80 degrees 45 minutes 44 seconds West, along the South line of said Lot; 91.79 feet to the place of beginning.

Parcel Number: 45-06-24-253-007.000-027  
Commonly known as 533 Ridge Road. Munster, Indiana 46321

Subject to those matters (the "Permitted Exceptions") set forth in Exhibit "A" attached hereto.

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. Shively

Dated this 30 day of November, 2010.

Paul C. Massucci  
PAUL C. MASSUCCI, Partner of Vancon Partners, an Indiana Partnership

John V. Pearson  
JOHN V. PEARSON, Partner of Vancon Partners, an Indiana Partnership

**STATE OF INDIANA  
COUNTY OF LAKE SS:**

Before me, the undersigned, a Notary Public in and for said County and State, this 30<sup>th</sup> day of November, 2010, personally appeared: Paul C. Massucci and John V. Pearson d/b/a Vancon Partners, an Indiana Partnership and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 3-14-17  
Resident of Lake County

Signature: Shively  
Printed Lyon M Shively, Notary Public

This instrument prepared by Kelly Law Offices, 5521 W. Lincoln Highway, Suite 101, Crown Point, Indiana 46307

AMOUNT \$ 191<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE CT  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM ✓  
CLERK RA

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
DEC 07 2010  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

030806

EXHIBIT "A"

1. Taxes for the year 2010 due and payable in 2011 are a lien not yet due and payable.
2. Covenants, conditions, and restrictions contained in the plat of McDonald's Annex to the Town of Munster, recorded in Plat Book 46 page 16, 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.
3. Covenants, conditions, and restrictions contained in the plat of Harkema's Ridge Road Subdivision, Amended Plat, recorded in Plat Book 52 page 19, 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.
4. According to the Plat of Harkemas Ridge Road Subdivision, Amended Plat, Lot 2 has no access to Van Buren Ave. to the North.
5. Covenants, conditions, easements and restrictions contained in the plat of Wigley's Addition to the Town of Munster, recorded in Plat Book 49 page 84, 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.
6. Rights of public and quasi-public utilities in and to the land as evidenced by light poles, catch basins, storm manholes, gas meter, electric meter and electrical junction box as shown on the ALTA/ACSM Survey prepared