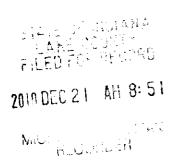
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# THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Mark B. Hillis, Esq. Carmody MacDonald, P.C. 120 S. Central Avenue, Suite 1800 St. Louis, Missouri 63105

#### SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 24th day of November 2010, by FNC Realty Corporation, a Delaware corporation, successor in interest to Frank's Nursery and Crafts, Inc., a Michigan corporation, ("Grantor"), to and in favor of Kainan Investment Groups, Inc., an Illinois corporation, whose mailing and tax billing address is 1887 Snead Street, Bolingbrook, Illinois 60490 ("Grantee").

#### WITNESSETH THAT:

Grantor, for valuable consideration, hereby grants and conveys, with special warranty covenants, to the Grantee, the real estate in Lake County, Indiana, more particularly described in Exhibit A, attached hereto and made a part hereof (collectively, hereinafter referred to as the "Parcel");

#### **SUBJECT TO:**

- all streets and public rights of way; (i)
- all restrictions, encumbrances, reservations, limitations, conditions, easements, (ii) agreements and/or other matters affecting the Parcel of record;
- (iii) the lien of unpaid real estate taxes and assessments
- all matters which would be revealed by an accurate survey or physical inspection (iv) of the Parcel;

Return to: First American Title Insurance Company

Attn: Deborah Cross

all taxes or assessments not yet due and payable; (v)

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30 N. LaSalle St, Suite 2700 Chicago, IL 60602

- (vi) rights of tenants and other occupants under unrecorded leases or occupancy agreements;
- (vii) all zoning regulations; and
- (viii) the limited warranty covenants set forth below;

TO HAVE AND TO HOLD, the same, to the Grantee, its successors and assigns, forever;

Provided that Grantor will warrant and defend title to the Parcel against all parties lawfully claiming the same from, through or under Grantor during Grantor's period of ownership, but against no others.

Grantor acquired ownership rights and interests in Frank's Nursery & Crafts, Inc., a Michigan corporation, by the following chain:

- On May 17, 2002, Frank's Nursery & Crafts, Inc. merged into FNC Holdings, Inc., a New York corporation.
- On May 17, 2002, FNC Holdings, Inc. merged into New Frank's Delaware, Inc., a Delaware corporation, under the name of Frank's Nursery & Crafts, Inc.
- On July 27, 2005, Frank's Nursery & Crafts, Inc. changed its name to FNC Realty Corporation.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is duly authorized by Grantor and has been fully empowered, by Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Parcel; and that all necessary action for the making of such conveyance has been taken and done.

The said

[Remainder of page intentionally left blank.]

RETURN RECORDED DEED TO:
TONY SHU, ESQ.
208 S. LASALLE ST., SUITE 1400
CHICAGO, IL 60604
(312) 641-3303 Ext. 125

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

## "GRANTOR"

FNC Realty Corporation, a Delaware corporation

		By: Name: _ Title:	Raymond Edwards President
STATE OF NEW YORK	SS:	)	
COUNTY OF NASSAU		)	

Before me, a Notary Public in and for said County and State, appeared Raymond Edwards, personally known to me to be the President of FNC Realty Corporation who acknowledged the execution of the foregoing instrument for and on its behalf.

WITNESS my 1	nand and Notarial seal this	s 19 <sup>th</sup> day of November 2010.
Commission Expires:	9/22/11	peiphine in a social so
County of Residence:	Queens	Notary Public JOSEPHINE ENGLE Notary Public, State of New York No. 01EN6098873
· -· <b>,</b>		Printed Certificate on file in Nassau County  My Commission Expires 9/22/20

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.

Name: Mark B. Hillis

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## Exhibit A

# Legal Description of the Parcel

## Parcel 1:

LOTS 2 AND 3 IN EASTLAKE INDUSTRIAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 47 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

#### Parcel 2:

NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS CREATED BY ACCESS AGREEMENT BY AND BETWEEN HOME DEPOT, U.S.A., INC., A DELAWARE CORPORATION AND FRANK'S NURSERY CRAFTS, INC., A MICHIGAN CORPORATION, UPON THE TERMS AND CONDITIONS THEREIN PROVIDED; RECORDED FEBRUARY 16, 1995 AS DOCUMENT NO. 95008500 OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF SOUTHLAKE PLAZA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH ON THE EAST LINE OF LOT 3 A DISTANCE OF 86 FEET TO THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED HEREBY: THENCE CONTINUING SOUTH ON THE EAST LINE 24 FEET TO A POINT THENCE WEST ON A LINE PARALLEL TO AND 110 FEET SOUTH OF THE NORTH I LINE OF LOT 3 A DISTANCE OF 70 FEET TO A POINT: THENCE NORTH ON A LINE PARALLEL TO AND 70 FEET WEST OF THE EAST LINE OF LOT 3 A DISTANCE OF 50 FEET; THENCE SOUTH ON A LINE PARALLEL TO AND 20 FEET WEST OF THE EAST LINE OF LOT 3 A DISTANCE OF 86 FEET; THENCE EAST 20 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Address: 2999 9. Lincoln Huy Merrillville IN

Parcel: 45-18-23-426-012.000-046 45-12-23-426-009,000-046

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