

SPECIAL WARRANTY DEED

This Special Warranty Deed is
**Amending Special Warranty
Deed** filed November 22, 2010
correcting "Grantee's" name

2011 027202

THIS INDENTURE, made as of
November 5, 2010 from **SANDHU
PETROLEUM CORPORATION
NUMBER 3**, 301 n. Hough St.
Barrington, IL 60010 ("Grantor"),
To **SBJ PROTROLEUM #1, LLC.**,
3826 Main St., East Chicago, IN 46312
("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by ("Grantee"), the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its successors and assigns **FOREVER**, all of that certain real estate situated in the County of Lake and State of Indiana known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the revision or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done, anything whereby the Real Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, and reservations of record.

Grantor certified that there is no Indiana gross income tax due or payable in connection with this conveyance.

IN WITNESS WHEREOF, said party of the first part has caused his name to be duly signed to this Special Warranty Deed the day and year first above.

[Signature]
SANDHU PETROLEUM CORPORATION NUMBER 3

[Signature]
NOTARY



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
052793

MAY 16 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

19.00
CR
11/07/2011

EXHIBIT "A"

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERESECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, AND THE EAST LINE OF KENNEDY AVENUE, BEING A LINE 30.02 FEET EASTERLY OF AND PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF KENNEDY AVENUE, A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF 149TH STREET, A DISTANCE OF 134.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE SOUTH 07 DEGREES 11 MINUTES 40 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF THE NEW YORK CENTRAL RAILROAD, A DISTANCE OF OF 209.05 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 107.82 FEET TO THE EAST LINE OF KENNEDY AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF KENNEDY AVENUE, A DISTANCE OF 212.12 FEET TO THE POINT OF BEGINNING.

Address of Property: 4901 Kennedy Avenue, East Chicago, Indiana

PIN: 45-03-201-001.000-024

