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2011 041976

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After recording return to:

Burke Costanza & Carberry LLP
156 Washington
Valparaiso, IN 46383

(The above space for recorder's use only)

SPECIAL WARRANTY DEED

FKA as Sun-Times Media Crown Point, LLC
PUBLISHING PROPERTIES CROWN POINT, LLC, an Illinois limited liability company whose mailing address is 112 W Clark Street, Crown Point, In 46307-3918 ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND convey to **SUNSHINE CONNECTION, LLC**, an Indiana limited liability company whose mailing address is 123 N. Main Street, Crown Point, IN 46307 ("Grantee"), and to its successors and assigns FOREVER, all the following real property situated in the County of Lake, in the State of Indiana, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Numbers: 45-16-08-132-005.000-042; 45-16-08-132-006.000-042; and
45-16-08-132-010.000-042

Address of Real Estate: 112 West Clark Street and 112 North Court Street, Crown Point, IN

AMOUNT \$ 29⁰⁰
CASH _____ CHARGE FN
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK AS

Together with all and singular the hereditaments and appurtenances thereunto in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances thereto, unto the Grantee, its heirs, successors and assigns forever.

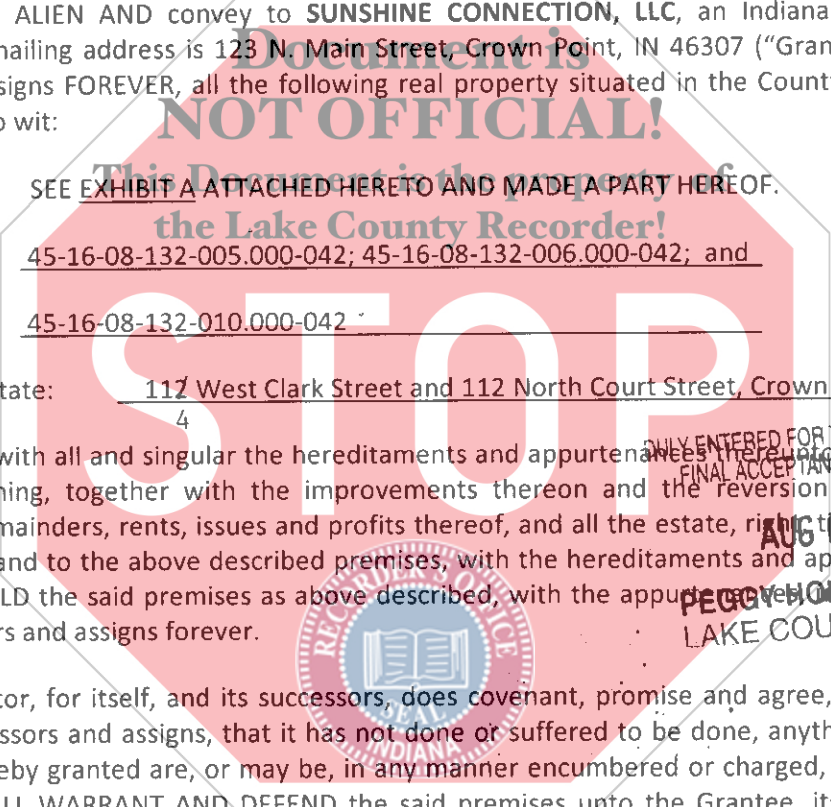
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in EXHIBIT B attached hereto and made a part hereof.

002714

FIDELITY CP

20111315

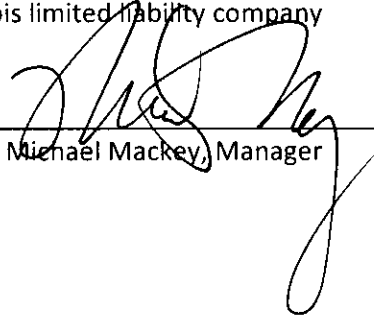
FIDELITY CP



ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 14 2011
PEGGY HOINGA KATONA
LAKE COUNTY AUDITOR

19th In Witness Whereof, said Grantor has caused this Special Warranty Deed to be executed this day of July, 2011.

PUBLISHING PROPERTIES CROWN POINT, LLC,
an Illinois limited liability company

By: 
Michael Mackey, Manager

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Mackey personally known to me to be the Manager of Publishing Properties Crown Point, LLC, 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 Manager he signed and delivered the said instrument, pursuant to authority given by the members of said limited liability company, and as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of July, 2011.

Commission expires 01/31/2012 
Notary Public

Official Seal
Carrie D Thomas
Notary Public State of Illinois
My Commission Expires 01/31/2012



No: 920111315

LEGAL DESCRIPTION

PARCEL 1:

Part of Lot 15, in the Original Town, now City, of Crown Point, as per plat thereof, recorded in Deed Record "B", page 121, and in Plat Book 1, page 46, in the Office of the Recorder of Lake County Indiana, described as: Beginning at a point on the South line thereof 46 feet and 10-1/4 inches East of the Southwest corner thereof; thence East 72 feet 1-3/4 inches to an alley; thence North 91 feet to the North line of Lot 15; thence West 72 feet 1-3/4 inches; thence South 91 feet to the place of beginning, EXCEPTING THEREFROM the following:

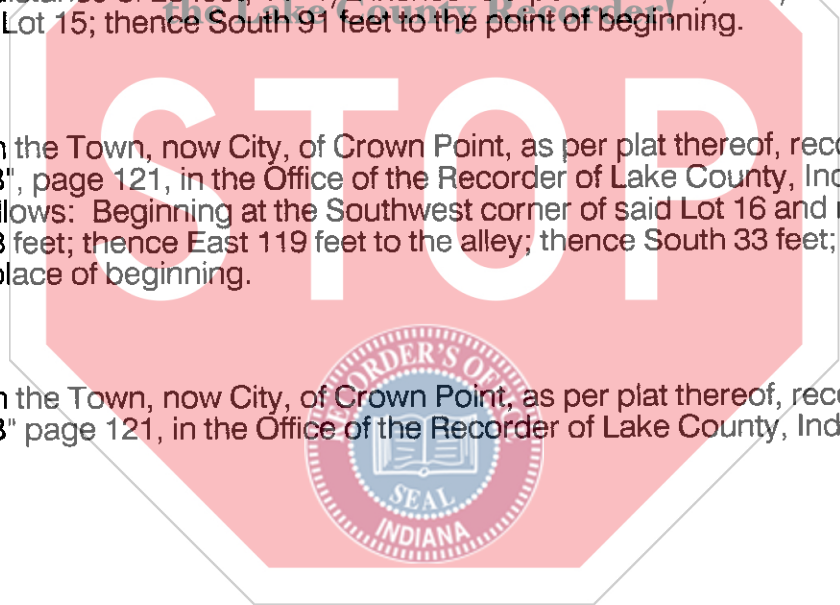
Part Lot 15, in the Original Town, now City, of Crown Point, as per plat thereof, recorded in Deed Record "B", page 121, and in Plat Book 1, page 46, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the South line of said Lot 15, which point is 46 feet, 10-1/2 inches East of the Southwest corner thereof; thence East along the South line of said Lot 15 a distance of 23 feet, 11-1/2 inches to a point 48 feet 1-3/4 inches West of the West line of the existing North South alley running through said Lot 15; thence North 91 feet to the North line of Lot 15; thence West along the North line of Lot 15 a distance of 23 feet, 11- 1/2 inches to a point 46 feet, 10-1/4 inches East of the West line of Lot 15; thence South 91 feet to the point of beginning.

PARCEL 2:

Part of Lot 16, in the Town, now City, of Crown Point, as per plat thereof, recorded in Deed Record "B", page 121, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Southwest corner of said Lot 16 and running thence North 33 feet; thence East 119 feet to the alley; thence South 33 feet; thence West 119 feet to the place of beginning.

PARCEL 3:

Part of Lot 16, in the Town, now City, of Crown Point, as per plat thereof, recorded in Deed Record "B" page 121, in the Office of the Recorder of Lake County, Indiana,



described as follows: Beginning at a point on the West line of said lot, 33 feet North of the Southwest corner thereof; thence North 42 feet; thence East 119 feet to the alley; thence South 42 feet; thence West 119 feet to the place of beginning.

Parcel 4: (Loan Policy Only)

Part of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd Principal Meridian, described as follows: beginning at a point in the center line of Main Street at a point 224 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4 of Section 5; thence North 196 feet, 10 inches to a point which is the Southeast corner of a tract of land deeded by Loraine Lenz Carroll Newman, to Adah H. Mueller and Melvin W. Mueller, husband and wife by Quit Claim Deed dated December 1, 1959 and recorded December 3, 1959 as Document No. 221516; thence West along the South line of said Mueller tract 320 feet more or less, to a point in the center line of Court Street which point is 420 feet 10 inches North of the South line of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd Principal Meridian; thence South along the center line of Court Street to a point which is 204 feet North of the South line of the said Southeast 1/4 of the Southwest 1/4 of Section 5; thence East on a line parallel to the South line of the Southeast 1/4 of the Southwest 1/4 of Section 5, 150 feet; thence North 20 feet to a point; thence East 170 feet to the place of beginning, all in the City of Crown Point, Lake County, Indiana.

ALSO: A part of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd Principal Meridian, described as follows: Commencing at a point in the center of Main Street in the City of Crown Point, 198 feet South of a point where the North line of Porter Street in Railroad Addition to the Town of Crown Point, intersects said center line of Main Street, running thence South along the center line of Main Street, a distance of 74 feet 4 inches to a point which is 420 feet 10 inches North of the South line of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd Principal Meridian; thence West 320 feet more or less to a point in the center line of Court Street which point is 420 feet 10 inches North of the South line of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 34 North, Range 8 West; thence North along the center line of Court Street to a point which is the Northwest corner of the tract of land deeded to Adah H. Mueller and Melvin W. Mueller, husband and wife by Warranty Deed recorded August 12, 1947 in deed record 788 page 389; thence East along the North line of said Mueller tract 320 feet more or less to the place of beginning, in the City of Crown Point, Lake County, Indiana.

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EXHIBIT B

Permitted Exceptions

- 1) Real Estate Taxes, not yet due or payable.
- 2) Terms and provisions of an agreement for permanent easement for water line dated June 27, 1984 and recorded July 6, 1984 as Document No. 763587, made by Gainer Bank, formerly known as Gary National Bank, as Trustee in Trust No. P-5096, to the City of Crown Point, Indiana.
- 3) Terms and provisions of a non-exclusive perpetual easement for emergency egress in favor of Sandy Sekerez Thompson, Darlene Sekerez and Randy Sekerez, dated June 25, 1997 and recorded June 27, 1997 as Document No. 97041691.
- 4) Terms and provisions of a non-exclusive perpetual easement for foundation encroachment in favor of Sandy Sekerez Thompson, Darlene Sekerez and Randy Sekerez dated June 25, 1997 and recorded June 27, 1997 as Document No. 97041692.
- 5) Terms and provisions of a Reciprocal Easement Agreement to accommodate the construction, maintenance, repair and replacement of a storm water drainage roof saddle structure over and across the common property line of the land and the property West of and adjoining, made by and between Post Tribune Publishing, Inc., an Indiana corporation and Sandy Sekerez Thompson, Darlene Sekerez and Randy Sekerez dated June 25, 1997 and recorded June 27, 1997 as Document No. 97041693.
- 6) Terms and provisions of a permanent non-exclusive utilities easement for waterline, sanitary sewer, and electric line in favor of Sandy Sekerez Thompson, Darlene Sekerez and Randy Sekerez, dated June 25, 1997 and recorded June 27, 1997 as Document No. 97041694.



No: 920111315

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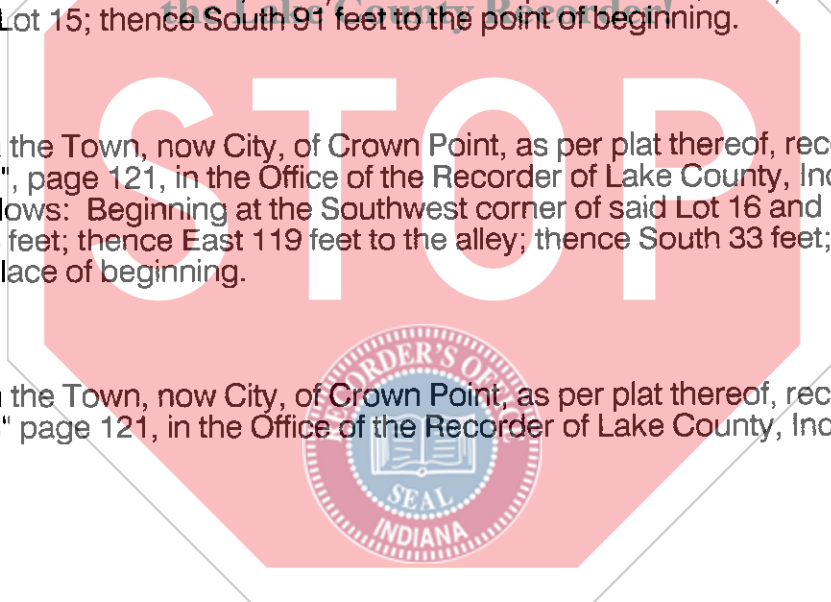
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