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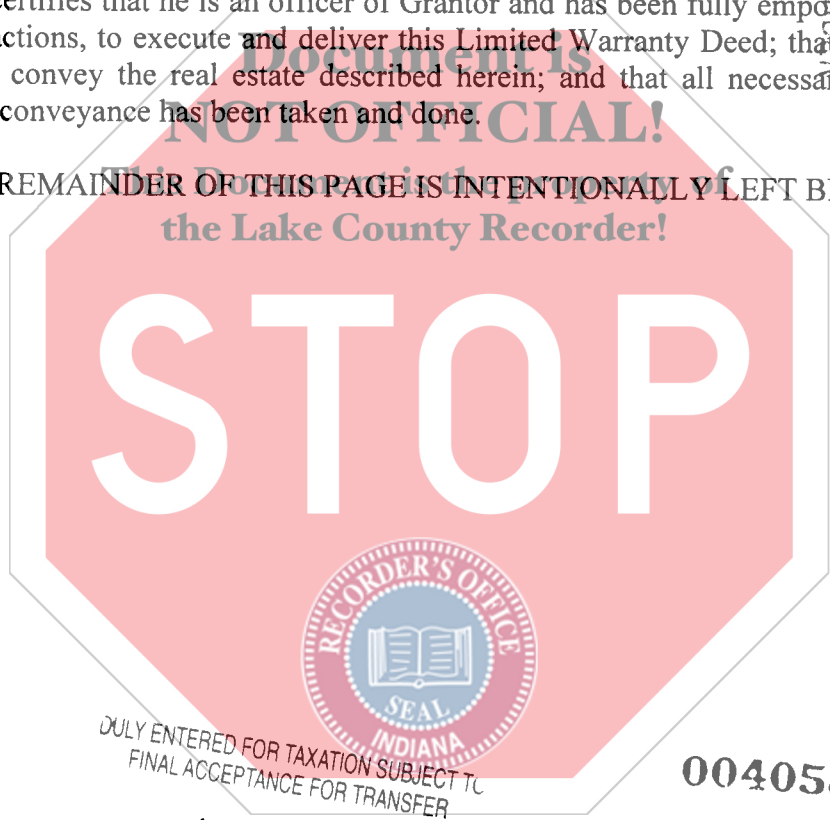
LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT JLJ Development Co., an Illinois corporation ("Grantor"), BARGAINS, SELLS AND CONVEYS to 747 Broadway Plaza LLC, an Indiana limited liability company ("Grantee"), for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Lake County, State of Indiana, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Real Estate").

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successor and assigns, that Grantor will forever defend title to the Real Estate against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, under, by or through, or based upon the acts of Grantor, but not otherwise, subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

The undersigned person executing this Limited Warranty Deed on behalf of the Grantor represents and certifies that he is an officer of Grantor and has been fully empowered, by proper organizational actions, to execute and deliver this Limited Warranty Deed; that the 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.

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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 09 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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STATE OF INDIANA
LAKE COUNTY
RECORDER'S OFFICE
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IN WITNESS WHEREOF, Grantor caused this Limited Warranty Deed to be executed this 3rd day of July, 2013.

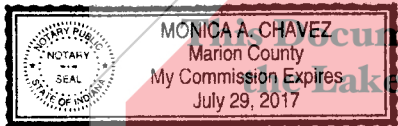
JLJ Development Co.,
an Illinois corporation

By: John Coldea
John Coldea, President

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared John Coldea, as President of JLJ Development Co., an Illinois corporation, who acknowledged execution of the foregoing deed as such officer acting for and on behalf of Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 3rd day of July, 2013.



Monica A. Chavez
(signature)

(printed name) Public

My Commission Expires:

County of Residence:

SEND TAX STATEMENTS TO AND
GRANTEE'S MAILING ADDRESS IS:

747 Broadway Plaza 1 LLC
600 Broadway Avenue
Gary, Indiana 46402

This instrument was prepared by Matthew G. Nolley, Esq., KUHL & GRANT LLP, 55 Monument Circle, Suite 201, Indianapolis, Indiana 46204; Telephone (317) 423-9900.

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. *Matthew G. Nolley, Esq.*

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 42, 43 AND 44, IN BLOCK 35, IN GARY LAND COMPANY'S FIRST SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6 PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

