

3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 040628

2013 JUN -4 AM 8:55

Return to:  
LAWYERS TITLE  
4215 EDISON LAKES PKWY  
STE 115  
MISHAWAKA, IN 46545

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

***THIS INDENTURE WITNESSETH***, That Pizza Hut of America Inc, a Delaware corporation, ("Grantor") ***Conveys and Specially Warrants*** to Jia Chang Li and Xiao Tong Yu, Joint Tenants with Rights of Survivorship ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE ATTACHED EXHIBIT "A"

**Property Address:** 234 W. 81st Ave., Merrillville, IN 46410 **Tax ID:** 45-12-21-277-011.000-030

**Subject** to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

Grantee, its successors and assigns, hereby agree that, for a period of twenty (20) years from recordation of this Deed, no portion of the Property shall be used as a restaurant facility deriving, on an individual basis, twenty percent (20%) or more of its gross sales from the sale of (i) Mexican food, (ii) chicken or chicken products, including without limitation chicken wings; or (iii) pizza and/or other Italian food.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly elected officer(s) of Grantor and has/have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, Grantor has executed this deed on May 9

Pizza Hut of America Inc, a Delaware corporation

Dolly H Poersch  
By Dolly H Poersch  
Its Attorney-In-Fact

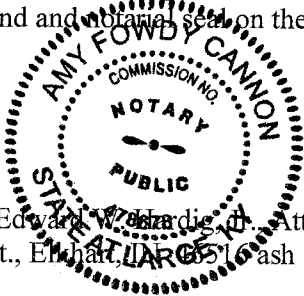
POA dated August 9, 2012,  
Recorded June 3, 2013, Lake County,  
AS Document # 2013040627.

STATE OF Kentucky  
COUNTY OF Jefferson

)  
) SS.  
)

Before me, a Notary Public in and for said County and State, personally appeared Dolly Poersch who is the Attorney in Fact of Pizza Hut of America Inc, a Delaware corporation, and who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations contained herein are true.

Witness my hand and notarial seal on the 9 day of May, 2013.



Notary Public Amy Cannon  
Resident of Obham County CA # \$21  
My Commission expires: 11-16-16  
250841814  
E CA  
1 REF

Prepared by: Edward W. ... Attorney at Law, IN#19199-71/MI# P#0319  
401 W. High St., Ellettsville, IN 47401  
2014

\* Please re-record to add off of Sriver's error + keep correct \*  
order

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
JUN 03 2013  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
23467

AMOUNT \$ 20  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 250841814  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RAA

004396

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2013 JUN 23 AM 11:45  
MICHAEL B. BROWN  
RECORDER  
JUL 22 2013  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR  
JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Send Tax Bills to:

2131A SouthTan Ct.  
Chicago, IL 60616

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law

File No. 511302662

*Sally H. Presed*



511302662

**EXHIBIT A**

Lot 16 and the East 55 feet of Lot 17, Huber Heights Addition to Gary, as per Plat thereof, recorded in Plat Book 28 Page 33, in the Office of the Recorder of Lake County, Indiana.

Excepting therefrom the South 40 feet of above described real estate having been Quitclaim for perpetual highway purposes on 2/15/72 recorded as doc # 136618.

Also, the Rights and Benefits of a perpetual easement for storm and sanitary purposes in favor of Pizza Hut of Jeffersonville, Inc., its successors and assigns, dated June 24, 1976 and recorded August 27, 1976 as Document No. 366834.

Also, the Rights and Benefits of a Declaration of Perpetual Non-Exclusive Easement for ingress, egress and access of vehicular and pedestrian traffic to U.S. Highway 30, made by ALP Realty, LLC, an Indiana limited liability company, dated April 1, 2004 and recorded April 2, 2004 as Document No. 2004-27248.

