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45-07-06-409-001.000-023  
45-07-06-426-002.000-023

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Tax Parcel Key No.:

Mark S. Cohn, Esq  
SEYBURN KAHN  
2000 Town Center, Suite 1500  
Southfield, Michigan 48075

Document is  
**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!

2013 080221

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**LIMITED WARRANTY DEED**

CHM 1303271

THIS INDENTURE WITNESSETH, that ESDON-HAMMOND LLC a Michigan limited liability company ("Grantor"), CONVEYS and WARRANTS (with limited warranty) to HAMMOND GROUP INC., an Indiana corporation ("Grantee"), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate in the City of Hammond, County of Lake, State of Indiana as legally described on Exhibit A attached hereto and made a part hereof ("Real Estate").

The warranty of title by Grantor is expressly limited to a warranty against those lawfully claiming the same or any part thereof, by, through or under Grantor, but against no one other, during Grantor's period of ownership of the Real Estate. The Real Estate is conveyed AS IS, WHERE IS and WITH ALL FAULTS. Except for the limited warranty of title made herein, Grantor makes no, and disclaims all, representations or warranties with respect to the Real Estate, express or implied, including without limitation, its habitability, merchantability, suitability or fitness for a particular use or purpose. This conveyance is subject to easements, encumbrances, building and use restrictions of record, zoning ordinances, the lien of taxes not yet due and payable and matters identified on Exhibit B attached hereto and made a part hereof.

The undersigned person executing this Limited Warranty Deed on behalf of Grantor represents and certifies that he is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this Limited Warranty Deed; that Grantor has full organizational power and authority to convey the Real Estate; and that all necessary organizational action for the making of such conveyance has been taken and done.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

OCT 25 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

006050

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not on  
CT  
SM

Chicago Title Insurance Company

Chicago Title Insurance Company

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed this 30<sup>th</sup> day of September, 2013.

ESDON-HAMMOND LLC, a Michigan limited liability company

By: Donald R. Simon  
Printed Name: Donald R. Simon  
Title: Manager

STATE OF (MICHIGAN)  
COUNTY OF (OAKLAND) ) SS:

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Donald R. Simon, the Manager of Grantor, who acknowledged the execution of the foregoing Limited Warranty Deed on behalf of said Grantor.

WITNESS, my hand and Notarial Seal this 30 day of September, 2013.  
Donald R. Simon  
(signature)

(SEAL)



Phyllis A. Menken, Notary Public  
(printed name)  
Residing in OAKLAND County, MI  
My commission expires: OCTOBER 31, 2016

Grantee's mailing address is and send tax statements to:

HAMMOND GROUP INC.  
1414 Field Street, Bldg. B  
Hammond, Indiana 46320-2816

*PHYLLIS A. MENKEN*  
*Notary Public, State of Michigan*  
*County of Oakland*  
*My Commission Expires 10-31-2016*  
*Acting in the County of OAKLAND*

This instrument was prepared by Mark S. Cohn, Attorney at Law, SEYBURN KAHN, 2000 Town Center, Suite 1500, Southfield, Michigan 48075

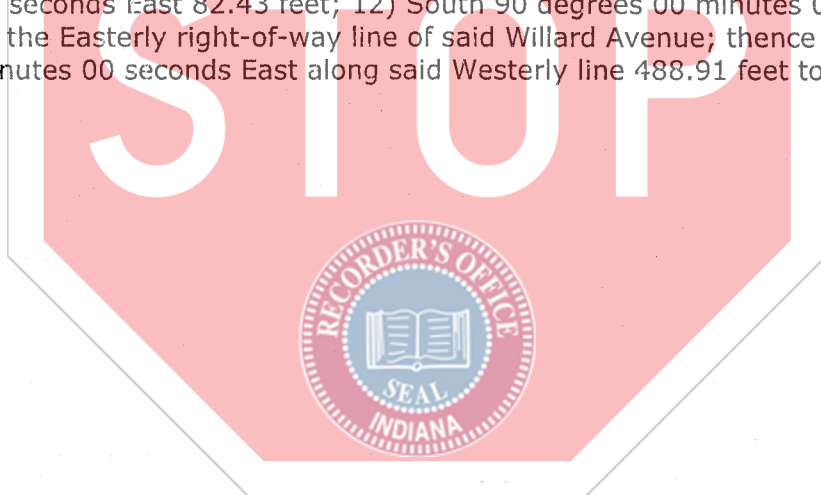
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Mark S. Cohn.

45-07-06-409-001.000-023

45-07-06-426-002.000-023 (split)

**EXHIBIT A  
LEGAL DESCRIPTION**

Part of the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly describe as beginning at a point on the East right-of-way line of Willard Avenue (40 foot wide right-of-way as shown on the recorded plat of Lyndora Addition in Plat Book 14 page 18 in the Office of the Recorder of Lake County, Indiana), said point being 32.0 feet south of the North line of the Southeast Quarter of said Section 6; thence South 89 degrees 43 minutes 57 seconds East (basis of bearings for this description is South 89 degrees 43 minutes 57 seconds East for the North line of the Southeast Quarter of said Section 6) along a line parallel with the North line of said Southeast Quarter 186.70 feet; thence south 83 degrees 31 minutes 06 seconds East 174.86 feet (175.60 deed) to a point being 61.09 feet South of the North line of the Southeast Quarter of said Section 6, being the most Northerly point of the land described in Corporate Quit Claim Deed to Dietrich Industries recorded as Document Number 712888 in said Recorder's Office; thence continuing along the Northerly and Easterly lines of the land described in said Document 712888 the following three courses; 1) South 78 degrees 16 minutes 20 seconds East, 159.45 feet; 2) South 75 degrees 45 minutes 44 seconds East, 28.61 3) South 36 degrees 33 minutes 56 seconds East, 429.20 feet; thence South 53 degrees 26 minutes 04 seconds West 145.02 feet; thence South 36 degrees 37 minutes 19 seconds East 92.0 feet to the Northeast corner of Old Pullman Standard Plant Addition as shown in Plat Book 86 page 86 in said Recorder's Office; thence continuing along the Northerly lines of said Pullman Standard Plant Addition the following (12) courses: 1) South 53 degrees 06 minutes 25 seconds West, 123.39 feet; 2) North 36 degrees 53 minutes 35 seconds West, 18.53 feet; North 89 degrees 53 minutes 20 seconds West, 162.14 feet; 4) South 00 degrees 01 minutes 58 seconds East 22.97 feet; 5) North 89 degrees 44 minutes 26 seconds West 78.58 feet; 6) North 42 degrees 21 minutes 07 seconds West, 42.54; 7) North 37 degrees 00 minutes 23 seconds West, 24.41 feet; 8) South 53 degrees 14 minutes 11 seconds West, 161.30 feet; 9) North 36 degrees 45 minutes 49 seconds West, 135.90 feet; 10) North 53 degrees 14 minutes 11 seconds East, 20.00 feet; 11) North 00 degrees 00 minutes 00 seconds East 82.43 feet; 12) South 90 degrees 00 minutes 00 seconds West 150.00 feet to the Easterly right-of-way line of said Willard Avenue; thence North 00 degrees 00 minutes 00 seconds East along said Westerly line 488.91 feet to the point of beginning.



## EXHIBIT B

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first Appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Taxes for the year 2012 due and payable in 2013 each half for \$9,479.13 are assessed in the name of Esdon-Hammond LLC due and payable in May and November. May installment Paid. November installment Unpaid. Taxing Unit: Hammond. Assessed Value: Land- \$457,200.00; Improvements- \$0.00; Exemptions- \$0.00 none. Tax Identification Number 45-07-06-426-002.000-023; Key No. 26-37-0016-0021, Brief Legal Description: Pt SW S.5 & Pt SE1/4 S.6 T.36 R.9 16.434 Ac. (Affects Part of Parcel 1).
9. Taxes for the year 2012 due and payable in 2013 each half for \$12,027.21 are assessed in the name of Esdon-Hammond LLC due and payable in May and November. May installment Paid. November installment Unpaid. Taxing Unit: Hammond. Assessed Value: Land- \$168,400.00; Improvements- \$411,700.00; Exemptions- \$0.00 none. Tax Identification Number 45-07-06-409-001.000-023; Key No. 26-37- 0016-0022 , Brief Legal Description: Pt. N1/2 N1/2 SE1/4 S.6 T.36 R.9 Lyg E of Willard St. 7.469 Ac. (Affects Parcel 2).
10. Taxes for the year 2013 due in 2014 are not yet due and payable.
11. The real estate tax information set out above is all that is currently available in county tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the company nor its agent, assume or accept any responsibility for loss, damage, cost expense due to, or arising out of the unavailability of accurate tax information.
12. The Company assumes no liability for increases in the amount of real estate taxes as shown above as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
13. Rights of tenants under unrecorded leases.
14. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.
15. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
16. Railroad rights-of-way, switch and spur tracks, if any, and all rights therein.
17. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within Field Street along the westerly side of the land.
18. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within 165th Street along the south side of the land.
19. Easements for railroad right of way purposes over the land as created and established in 1941 by United States of America in Condemnation proceedings, Cause No. 432 Civil, United States District Court of Northern Indiana, Hammond, Hammond Division in favor of the United States of America, its successors and/or assigns, in common with Pullman-Standard Manufacturing Company, its successors and or assigns, to use, operate, maintain, repair, and renew from time to time all existing railroad tracks, leads, switches and other railroad facilities located in the right of way area, and to make additions to all said existing railroad tracks, leads and switches, subject, however, to existing easements for public roads and highways, for public utilities, and for pipe lines, vested in the United States of America. Judgment on Declaration of Taking in the above proceedings was recorded November 14, 1944



- in Deed Record 708, page 95, as Document No. 149465 and in various deeds as perpetual easements.
20. Easement for utilities in favor of Northern Indiana Public Service Company, an Indiana corporation, dated August 12, 1942 and recorded October 14, 1949 in Miscellaneous Record 518, page 253 as Document No. 429994.
  21. Easement for fence and gate, made by and between Allied Structural Steel Company, a Delaware corporation, and Libby, McNeill & Libby, a Maine corporation, dated April 11, 1952 and recorded April 28, 1952 in Miscellaneous Record 586, page 102 as Document No. 605174.
  22. Easements reserved in Quit Claim Deed dated November 19, 1959 and recorded November 25, 1959 as Document No. 220390, made by Pullman Incorporated, a Delaware corporation, to Frederick A. O'Hagan, a bachelor.
  23. Easement dated March 2, 1960 and recorded March 2, 1960 in Miscellaneous Record 768, page 603 as Document No. 238738 made by Lake County Trust Company, an Indiana corporation, not personally but solely as Trustee under a Trust Agreement dated November 19, 1959, and known as Trust No. 671 to A. M. Convis, Paul A. Funk, E. D. Funk, Jr., Elias W. Rolley and Lewis L. Falck, not individually but solely as Trustees under a Trust Agreement dated January 23, 1947 and known as "Employees Benefit Trust of Funk Brothers Seed Company".
  24. Terms and provisions of an Agreement made by and between A. M. Convis, Successor in Trust to J. R. Holbert (deceased), Paul A. Funk, E. D. Funk, Jr., Elias W. Rolley and Lewis L. Falok, not individually but solely as Trustees under a Trust Agreement dated January 23, 1947 and known as Employees Benefit Trust of Funk Brothers Seed Company, and Pullman Incorporated, a Delaware corporation, dated March 1, 1960 and recorded May 2, 1960 in Miscellaneous Record 774, page 154.
  25. Terms and provisions of an Agreement by and between Pullman Incorporated, a Delaware corporation, and Indiana Harbor Belt Railroad Company, an Indiana corporation, formerly The New York Central Railroad Company, a Pennsylvania corporation, and Frank Properties of Indiana, Inc., an Indiana corporation, dated December 31, 1968 as Document No. 8993.
  26. Easement for Electrical Lines and Gas Mains in favor of Northern Indiana Public Service Company, an Indiana corporation, and to its successors and assigns dated April 22, 1983 and recorded May 6, 1983 as Document No. 707278.
  27. Easement for Anchors and Guys in favor of Northern Indiana Public Service Company, an Indiana corporation, and to its successors and assigns dated April 22, 1983 and recorded May 6, 1983 as Document No. 707279.
  28. Terms and provisions of the Reciprocal Easement Agreement described as Parcel 3 of Schedule A of this Commitment.
  29. Agreement dated October 25, 1906, and recorded November 16, 1918, in Miscellaneous Record 98, page 110, made by and between A. M. Turner and Standard Steel Car Company, parties of the first part, and Bryan Lathrop, et. al., parties of the second part, concerning the construction and maintenance of railroad tracks. (Affects Parcel 3)
  30. Easements for utilities and ingress and egress as created in the Reciprocal Easement Agreement, made by and between Dietrich Industries, Inc., a Pennsylvania corporation and Pipeline Realty Ventures Ltd., a Texas limited partnership, dated July 30, 1998 and recorded August 5, 1998 as Document No. 98060447.
  31. Easements for railroad tracks, leads, switches, ingress and egress and reservation of all uranium, thorium and other fissionable materials reserved in Quitclaim Deed from United States of America to Allied Structural Steel Company dated June 30, 1950 and recorded July 29, 1950 as Document Number 484553.
  32. Environmental Disclosure for Transfer of Real Property recorded April 10, 2012 as Document No. 2012 024013.