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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

①

2013 088935

2013 DEC -3 PM 2:56

MICHAEL B. BROWN  
RECORDER

SEND ALL SUBSEQUENT TAX BILLS TO *grantee's address 2:*  
UIRC-GSA Hammond IN, LLC  
% Urban Investment Research Corp.  
Attention: Chief Financial Officer  
4201 W. 36<sup>th</sup> St., Suite 320  
Chicago, IL 60632

**THIS SPECIAL WARRANTY DEED** is made as of the 13<sup>th</sup> day of November, 2013 by **GSA Hammond, LLC**, an Indiana limited liability company ("Grantor"), whose address is 4201 W. 36<sup>th</sup> St., Suite 320, Chicago, IL 60632, by, for, and in favor of **UIRC-GSA Hammond IN, LLC**, a Delaware limited liability company ("Grantee"), whose address is 4201 W. 36<sup>th</sup> St., Suite 320, Chicago, IL 60632.

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of ~~Depto~~ *Lake* and State of ~~Mississippi~~ *Indiana* known and described as follows, to wit:

*Indiana*

*Ⓢ*

**NOT OFFICIAL!**  
See attached Exhibit A

Property Address: 418 Douglas Street, Hammond, IN 46320

Parcel Identification Number(s): 45-02-36-410-001.000-023

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion 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 such hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee and its successors 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 that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

See attached Exhibit B.

16680 22  
AMOUNT \$ \_\_\_\_\_  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 7496  
OVERAGE \_\_\_\_\_  
COPY 134CC  
NON-COM \_\_\_\_\_  
CLERK RM 1

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

NOV 27 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

*E*



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Parcel A-1, The replat of Parcel A Corrective Plat of the Douglas Pointe, (a Planned Unit Development), in the City of Hammond, as per plat thereof, recorded in Plat Book 83 page 56 in the Office of the Recorder of Lake County, Indiana.

**Address:** 418 Douglas Street, Hammond, IN 46320

**Key Number:** 45-02-36-410-001.000-023



**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2013 and subsequent years, not yet due and payable.
2. Covenants, conditions, and restrictions contained in Amended and Restated Declaration of Covenants, Easements, Conditions and Restrictions, recorded February 20, 1996 as Document No. 96010877.
3. Grant of Easement, dated November 1, 2006 and recorded January 9, 2007 as Document No. 2007002352, made by and between Douglas Pointe Associates, LLC, and Comcast of Northern Indiana, Inc., its successors and assigns.
4. Existing unrecorded lease in favor of United States of America, acting by and through the Administrator of General Services Administration as disclosed by ALTA Statement dated ~ and all right thereunder of the lessees and of any person or party claiming by, through or under the lessees.
5. The matters shown on the ALTA/ACSM survey prepared by McMahon Engineers dated November 4, 2013.

