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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 089076

2013 DEC -4 AM 9:36

MICHAEL B. BROWN
RECORDER

Tax ID No.
45-09-29-226-022.000-018
45-09-29-226-901-000-018

NEW KEY # 45-09-29-226-025.000-018.

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

C. A. Wilson

CONVEY(S) AND WARRANT(S) TO

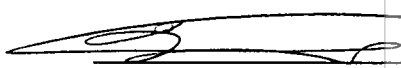
McDonalds Real Estate Company, a Delaware corporation for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant Subject to those permitted exceptions on EXHIBIT "B" attached.

AND GRANTOR BINDS ITSELF AND SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND THE TITLE AGAINST LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22 day of NOV, 2013.


C. A. Wilson
CA



006812

MTC File No.: 13-45841 (WD)

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pg 4

HOLD FOR MERIDIAN TITILE CORP

**PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR**

22.00
MT
PP

State of IN, County of LAKE ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **C. A. Wilson** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

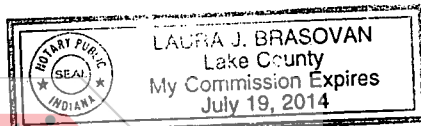
WITNESS, my hand and Seal this 22 day of NOV, 2013

My Commission Expires: 7-19-14

Laura J. Brasovan
Signature of Notary Public

LAURA J BRASOVAN
Printed Name of Notary Public

LAKE
Notary Public County and State of Residence



This instrument was prepared by:
Andrew T. McGuire, Attorney-at-Law #25941-71
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:
7915 Ridge Road
Hobart, IN 46342

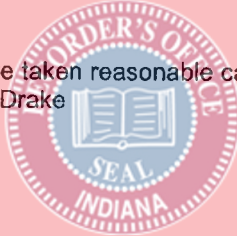
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

After Recording, send to Grantee:
McDonald's Corporation
US Legal Department, Attention: Amy Wilson
One McDonald's Plaza, Oak Brook, IL 60523
(L/C: 013-0062)

Mail Tax Statements To:

McDonald's Corporation
PO Box PO Box 182571
Columbus, OH 43218-2571
LC 013-0062

STOP



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. Andrew R. Drake

MTC File No.: 13-45841 (WD)
Document #: 1308478-v1

EXHIBIT A

LOT 2 IN McDONALD'S EAST RIDGE ROAD HOBART ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2013 AS DOCUMENT NUMBER 2013-011960, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

BEING THE SAME AS: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, SAID PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING 330.38 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION AS MEASURED ALONG THE NORTH LINE OF SAID SECTION, THENCE SOUTH 00 DEGREES 55 MINUTES 04 SECONDS EAST, 42.67 FEET (45.00 FEET DEED) ALONG THE WEST LINE OF SAID EAST HALF TO THE SOUTH LINE OF 37TH AVENUE (OLD U.S. ROUTE 6) AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 55 MINUTES 04 SECONDS EAST, 181.02 FEET ALONG SAID WEST LINE TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED AS "PARCEL 1 - FEE PARCEL" TO RAMJI V. KATHROTIYA AND TARA KATHROTIYA IN DOCUMENT NUMBER 2010-052214 RECORDED ON SEPTEMBER 10, 2010 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE LINES OF SAID KATHROTIYA PARCEL: 1.) NORTH 89 DEGREES 04 MINUTES 33 SECONDS EAST, 90.00 FEET; 2.) NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST, 32.72 FEET TO A NORTHERLY LINE OF SAID KATHROTIYA PARCEL; THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST, 146.25 FEET TO SAID SOUTH LINE OF 37TH AVENUE; THENCE NORTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, 90.00 FEET ALONG SAID SOUTH LINE OF 37TH AVENUE TO THE POINT OF BEGINNING.

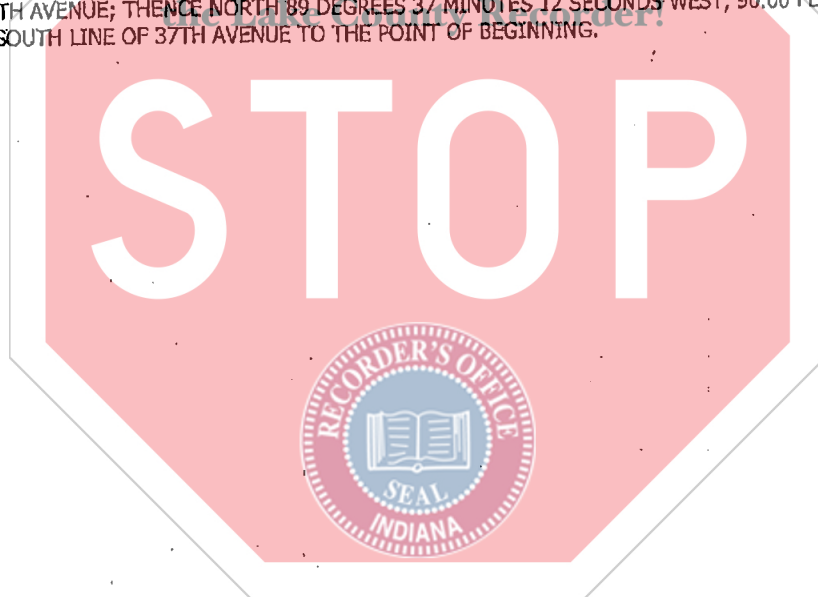


EXHIBIT B

1. Real Estate taxes for the year 2013 (payable 2014) are a lien but not yet due and payable.

2. ~~Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision recorded as Document No. 2013011960.~~

We delete any covenant or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC3604(c).

3. Easement in favor of McDonald's Corporation, a Delaware corporation, successor in interest to Franchise Realty Corporation, an Indiana corporation and the Covenants, Conditions and Restrictions contained in instrument recorded in Document No. 122168.

4. Terms and Conditions contained in Environmental Disclosure Document for Transfer of Real Property as disclosed by Instrument recorded in Document No. 94052703.

5. Environmental Restrictive Covenant recorded June 18, 2012 as Instrument No. 2012040046.

