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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 008810

2014 FEB 14 AM 9:29

MICHAEL S. BROWN
RECORDER

MAIL TAX BILLS TO:
PSB/13007 Wicker, LLC
120 N. LaSalle, Suite 3200
Chicago, Illinois 60602

GRANTEE'S ADDRESS
PSB/13007 Wicker, LLC
120 N. LaSalle, Suite 3200
Chicago, Illinois 60602

PARCEL NO.: 45-15-21-301-012.000-014

EXECUTRIX'S SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that

LOIS KARLSTEDT, Executrix of the Estate of Robert P. Marvis, by virtue of an Order authorizing unsupervised administration of the Estate entered on November 6, 2008, by the Judge, Lake Superior Court, Room No. Four, in Estate No. 45D04-0811-EU-71, which was converted to supervised administration by virtue of an Order authorizing supervised administration entered on May 5, 2010, by the Judge, Lake Superior Court, Room No. Four, and transferred to Estate No. 45D04-1005-ES-13 ("Grantor"),

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

CONVEYS AND WARRANTS to

PSB/13007 WICKER, LLC, an Indiana limited liability company, ("Grantee"), of Lake County, State of Indiana,

the following described real estate in Lake County, in the State of Indiana:

Part of the Northwest Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point on the West line of said Section, 100 rods North of the Southwest corner thereof, thence East, a distance of 80 rods, thence North, a distance of 30 rods, thence West, a distance of 80 rods to the West line of said Section, thence South, a distance of 30 rods to the place of beginning. EXCEPTING THEREFROM the East seven acres thereof. AND ALSO EXCEPTING THEREFROM the South 200 feet thereof.

HOLD FOR MERIDIAN TITLE

JULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 12 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

13-16017

20w
MT
AM

010688

ADDRESS OF REAL ESTATE: 13007 Wicker Avenue, Cedar Lake, Indiana 46303.

The Grantor hereby covenants to warrant and defend the above-described Property against any and all acts done, suffered, or permitted by the Grantor and against the lawful claim of any person or persons claiming under or through the Grantor, and disclaims all other warranties.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

All exceptions listed in the attached Exhibit A.

Dated this 7th day of February, 2014.

Lois Karlstedt
LOIS KARLSTEDT, Executrix of the Estate of Robert P. Marvis, deceased

STATE OF IL)
) SS:
COUNTY OF Cook

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

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of February, 2014, personally appeared Lois Karlstedt, Executrix of the Estate of Robert P. Marvis, deceased, and acknowledged the execution of the above and foregoing Executrix's Special Warranty Deed.

WITNESS my hand and Notarial Seal.

OFFICIAL SEAL
JAMES JACKSON
Notary Public - State of Illinois
My Commission Expires July 21, 2015

My Commission Expires: JUL 21 2015

James Jackson
James Jackson, Notary Public
(printed name)

County of Residence: Cook

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. Ann Marie Woolwine.

This instrument prepared by Ann Marie Woolwine, Burke Costanza & Carberry LLP, 9191 Broadway, Merrillville, Indiana 46410.

After recording return to: Joshua Chupack, Pedersen & Houpt, 161 N. Clark, Ste. 3100, Chicago, Illinois 60601

EXHIBIT "A"

Title Exceptions

The insured Mortgage, if any, referred to in item 4 of Schedule A, and the following exceptions.

1. Taxes for the year 2013 payable in 2014 are a lien not yet due and payable.
2. Reservation of a right of access to drainage or drain title for the benefit of the land described in the commitment as contained in Warranty Deed recorded October 17, 1957, in Instrument No. 59482 in the Office of the Recorder of Lake County, Indiana.
3. Easement and associated rights granted to Town of Cedar Lake, Lake County, Indiana, by Robert L. Marvis in an instrument dated January 15, 1974, and recorded July 17, 1974, in Instrument No. 259865 in the Office of the Recorder of Lake County, Indiana.
4. Rights of the Government and Public to the West 50.0 feet of the caption Real Estate lying in "U.S. Highway 41 (a/k/a Wicker Avenue)."
5. Encroachment of a sign pole over the North line of caption real state to the extent shown on a survey by Plumb Tuckett & Associates dated May 28, 2013, Job No. S13567.

