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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 089248

2013 DEC -4 AM 10: 34

MAIL TAX BILLS TO:
AURELIO, L.L.C.
211 West Main Street
Griffith, IN 46319

MICHAEL B. BROWN
RECORDER

RETURN TO:
William M. Brennan
Goldstine, Skrodzki, Russian, Nemec
and Hoff, LTD
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527

Document re-recorded
to correct legal description
"Alicia"

**RECEIVER'S
SPECIAL WARRANTY DEED**

OTIC cm 1305261

THIS INDENTURE WITNESSETH THAT Donald A. Towner, not individually but solely in his capacity as the Court appointed equity receiver of certain assets of Bakker Produce, Inc., an Indiana corporation, (the "Grantor") **CONVEYS** to AURELIO, L.L.C., an Illinois limited liability company, by virtue of his power and authority granted to him as said receiver under a lawsuit pending in the United States District Court for the Northern District of Indiana Hammond Division under Case No.: 2:13-cv-00026-PPS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit (the "Real Estate"):

SEE ATTACHED EXHIBIT "A"

and warrants to Grantee only that the Real Estate is free from all liens, encumbrances and defects in title arising out of the acts or omissions of Grantor, and hereby disclaims all warranties under Indiana Code 32-17-1-2 which are inconsistent with the foregoing. Grantor hereby assigns and transfers to Grantee all rights which Grantor has, if any, under all warranties and representations made by other owners in the chain of title to the Real Estate (the "Warranties"), including, but not limited to, any and all rights which Grantor may now have, if any, or which may accrue hereafter by reason of, or on account of, the Warranties, if any; provided, however, that Grantor makes no warranties or representations to Grantee or to any of Grantee's successors in title to the Real Estate with respect to the Warranties, all of which are hereby disclaimed, without any qualification, limitation, or exception.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2013 payable in 2014, and for all years thereafter.
2. Applicable building, zoning, planning and subdivision control ordinances.
3. Easements for highways, roads, sewers, drains, ditches, tiles and public utilities.

Parcel # 45-11-02-102-003.000-006

Page 1 of 3

C-T
1122 25.00
M-E

24.00
16728

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 FEB 14 AM 10:58
MICHAELE BROWN
RECORDER
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
DEC 03 2013
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CHICAGO TITLE INSURANCE COMPANY

4. All other covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the Real Estate.
5. EXCEPT AS EXPRESSLY STATED HEREIN, GRANTOR MAKES NO WARRANTY OF TITLE, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE REAL ESTATE, AND THE SAME IS SOLD IN "AS IS, WHERE IS" CONDITION, WITH ALL FAULTS. BY ACCEPTANCE OF THE CONVEYANCE, GRANTEE AFFIRMS THAT IT HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT THE REAL ESTATE FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE REAL ESTATE IS FIT FOR ANY PARTICULAR PURPOSE, AND THAT THE REAL ESTATE IS BEING SOLD TO GRANTEE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, EXCEPT AS EXPRESSLY STATED HEREIN.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been authorized to execute and deliver this Deed; that Grantor has full legal capacity to convey the Real Estate; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 27 day of NOVEMBER, 2013.

Bakker Produce, Inc.
an Indiana corporation



By: 
Name: Donald A. Towner
Title: Receiver

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald A. Towner, not individually but solely in his capacity as the Court appointed

equity receiver of certain assets of Bakker Produce, Inc., an Indiana corporation, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor.

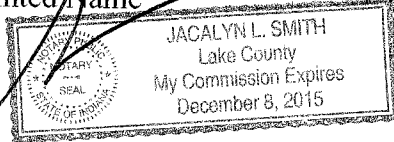
WITNESS my hand and notarial seal this 27 day of November, 2013.

Notary Public

Printed Name

My Commission Expires: _____

County of Residence: _____



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. Shawn D. Cox

NOT OFFICIAL!

**This Document is the property of
the Lake County Recorder!**

This instrument prepared by Shawn D. Cox, Gouveia & Associates, 433 West 84th Drive,
Merrillville, IN 46410, Telephone: (219) 736-6020.

STOP



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel "A":

A part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows:
Commencing at a point which is 180 feet South and 530 feet East of the Northwest corner of said 1/4 1/4, said point being on the South line of Shady Oak Second Addition to the Town of Griffith, as such Addition appears in Plat Book 25 page 47, in the Recorder's Office of Lake County, Indiana, and 25 feet West of the Southeast corner thereof, thence West along the South line of said Shady Oak Second Addition, 275 feet to a point on the East line of Shady Oak Addition to Griffith as said Addition is shown in Plat Book 24 page 65, in the Recorder's Office of Lake County, Indiana; thence South along the East line of Shady Oak Addition to the Northerly right of way line of the Chicago and Grand Trunk Railroad Company; thence Southeasterly along said Northerly right of way line to the intersection of said right of way line with the center line extended South of Harvey Boulevard, as located in Plat Book 25 page 47, in the Recorder's Office of Lake County, Indiana; thence North along said center line extended to the point of beginning, in the Town of Griffith, Lake County, Indiana.

Parcel "B": A part of Lot Number 6 of Shady Oak Addition to Griffith as per plat thereof, recorded in Plat Book 24 page 65, in the Office of the Recorder of Lake County, Indiana, described as beginning at the Southwest corner of said lot; thence North along the West line of said Lot 30 feet to a point; thence Easterly to a point on the East line of said Lot which is 40 feet North of the Southeast corner of said lot; thence along the South to the Southeast corner of said lot; thence Westerly along the Southerly line of said lot to the place of beginning, all in the Town of Griffith, Lake County, Indiana.

Parcel "C":

Parcel "1":

Document is

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian, lying North of the North right of way line of the Chicago and Grand Trunk Railroad Company and West of line 35 feet West of and parallel with the West right of way line of the Chicago and Erie Railroad Company, EXCEPT the West 255 feet thereof and EXCEPT THEREFROM the following described tract, to-wit: Commencing at a point on the South line of Main Street (as originally marked and laid down on the recorded plat of Hart's Addition to Griffith, in Plat Book 2 page 96) in the Town of Griffith, Lake County, Indiana, which is 705 feet East of the center line of Turner Avenue (now known as Cline Avenue) in said Town; thence South 140 feet; thence East to a line 35 feet West of and parallel with the right of way of the Chicago and Erie Railroad Company; thence Northwesterly along said line to the South line of Main Street (as originally laid out); thence West to the place of beginning, known as Lots 1, 2 and 3; as marked and laid down on the recorded plat of Hart's Addition to Griffith, also EXCEPT to-wit: Commencing at a point on the North line of Pine Street as formerly marked and laid down on the recorded plat of Hart's Addition to Griffith, which is 830 feet East of the center line of Turner Street (now known as Cline Avenue), in said Town; thence East 25 feet; thence North 125 feet; thence West 25 feet; thence South to the place of beginning; and being formerly known as Lot 63, of said Hart's Addition to Griffith, in Lake County, Indiana, and ALSO EXCEPT that part described as commencing at a point on the South street line of Main Street, 605 feet East of the West line of said Northwest 1/4 of said Section 2; thence South along a line parallel to the West line of the Northwest 1/4 of said Section 2, a distance of 125 feet; thence East parallel to the South line of Main Street, a distance of 50 feet; thence North along a line parallel to the West line of the Northwest 1/4 of said Section 2, a distance of 125 feet to the South line of Main Street; thence West 50 feet to the place of beginning; and EXCEPTING the East 50 feet of the West 605 feet of the North 165 feet, except the North 40 feet for Main Street and excepting all of Shady Oak 2nd Addition to the Town of Griffith, Lake County, Indiana, being a subdivision of the North 180 feet of the East 200 feet of the West 555 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian, all in the Town of Griffith, Lake County, Indiana; and ALSO EXCEPTING THEREFROM the following: A part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point which is 180 feet South and 530 feet East of the Northwest corner of said 1/4 1/4, said point being on the South line of Shady Oak Second Addition to the Town of Griffith, as such Addition appears in Plat Book 25 page 47, in the Recorder's Office of Lake County, Indiana, and 25 feet West of the Southeast corner thereof, thence West along the South line of said Shady Oak Second Addition, 275 feet to a point on the East line of Shady Oak Addition to Griffith as said Addition is shown in Plat Book 24 page 65, in the Recorder's Office of Lake County, Indiana; thence South along the East line of said Shady Oak Addition to the Northerly right of way line of the Chicago and Grand Trunk Railroad Company; thence Southeasterly along said Northerly right of way line to the intersection of said right of way line with the center line extended South of Harvey Boulevard, as shown in Plat Book 25 page 47, in the Recorder's Office of Lake County, Indiana; thence North along said center line extended to the place of beginning, in the Town of Griffith, Lake County, Indiana.

Parcel "2":

Commencing at a point on the North line of Pine Street as formerly marked and laid down on the recorded plat of Hart's Addition to Griffith, which is 830 feet East of the center line of Turner Street (now known as Cline Avenue), in said Town, thence East 25 feet; thence North 125 feet; thence West 25 feet; thence South to the place of beginning and being formerly known as Lot 63 of said Hart's Addition to Griffith in Lake County, Indiana.

Parcel "3":

That part of Lot 1, Hart's Addition to Griffith, lying West of a line 35 feet of and parallel to the Westerly right of way line of the Chicago and Erie Railroad Company, as shown in Plat Book 2 page 96, in Lake County, Indiana.

Parcel "4":

Lots 2 and 3, Hart's Addition to Griffith, as shown in Plat Book 2 page 96, in Lake County, Indiana.

Parcel "D":

Lot 6, in Shady Oak Addition to Griffith, as per plat thereof, recorded in Plat Book 24, page 65, in the Office of the Recorder of Lake County, Indiana, EXCEPT that part of Lot 6 described as follows: Beginning at the Southwest corner of said lot; thence North along the West line of said lot, 30 feet to a point; thence Easterly to a point on the East line of said lot, which is 40 feet North of the Southeast corner of said lot; thence South to the Southeast corner of said lot; thence Westerly along the Southerly line of said lot to the point of beginning in Lake County, Indiana.

The above parcels "A", "B", "C", and "D", are now known as Lots 1 and 2, Bakker Produce Addition, an addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 96, page 72, in the Office of the Recorder of Lake County, Indiana. EXCEPTING THEREFROM the following:

The NORTH 10 feet of Parcels "3" and "4" of Parcel "C"; and,

That part of Parcel "2" of Parcel "C" lying EAST of a line 35 feet West of and parallel to the Westerly right of way line of the Chicago and Erie Railroad Company.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Chicago Title Insurance Company, Commitment No. 1305261, dated July 29, 2013.

Commonly known as: 211 West Main Street & 121 South Cline Avenue, Griffith, Indiana 46319

Tax Identification Number: 45-11-02-102-003-000-006

→ AIKIA lots 1 and 2, Bakker Produce Addition, an addition to The Town of Griffith, as per plat thereof, recorded in Plat Book 96, page 72, in the Office of the Recorder of Lake County, Indiana.