

(2)

le

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDS

2014 049187

2014 AUG 15 AM 10:38

MICHAEL D. BROWN
RECORDER

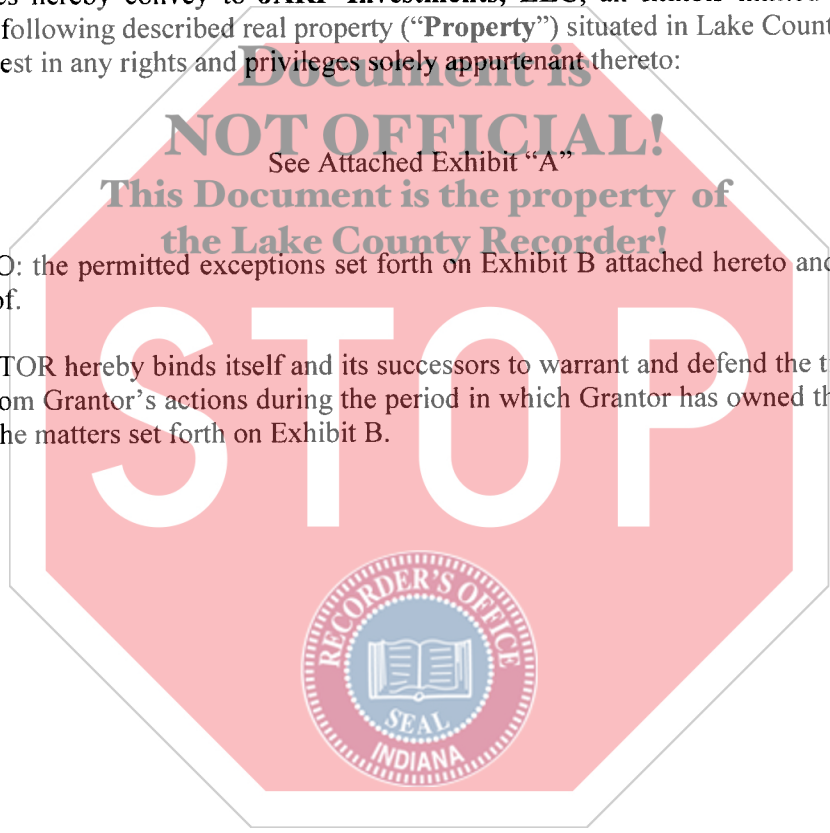
Mail Tax Bills To:

JARP Investments, LLC
11743 Southwest Highway
Palos Heights, Illinois 60463

SPECIAL WARRANTY DEED

1402064 CM

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, **NCB Development XXV LLC**, an Illinois limited liability company ("**Grantor**"), does hereby convey to **JARP Investments, LLC**, an Illinois limited liability company ("**Grantee**"), the following described real property ("**Property**") situated in Lake County, Indiana, and all of Grantor's interest in any rights and privileges solely appurtenant thereto:



SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

CHICAGO TITLE INSURANCE COMPANY
Margaret Farber

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 13 2014

PEGGY MOLINA KATONA
LAKE COUNTY AUDITOR

25645

#26
CT
L

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 6th day of June, 2014.

Grantor:

NCB Development XXV LLC, an Illinois limited liability company

By: [Signature]
Its: Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

SS:

BEFORE ME, the undersigned, a Notary Public, on June 6, 2014, personally appeared Robert T. Anderson, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed as MANAGER of NCB Development XXV LLC, and being first duly sworn by me upon oath, acknowledged that he has read and understands the foregoing and that he has affixed his name to and delivered the foregoing as his own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
"OFFICIAL SEAL"
JEAN M LAMBERTH
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/24/2015

Document is the property of the Lake County Recorder!

[Signature], Notary Public
County of Residence: Will

My Commission Expires: 9/24/2015

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Lee I. Lane

This Instrument was prepared by:

Lee I. Lane
Genetos Retson & Yoon LLP
1000 E. 80th Place, Suite 555 North
Merrillville, Indiana 46410
219-755-0400

After recording, please return this document to:
Post Closing Department
Chicago Title Insurance Company-National Division
10 S. LaSalle Street, Suite 3100
Chicago, IL 60603
ATTN: Nashwan Heiaz

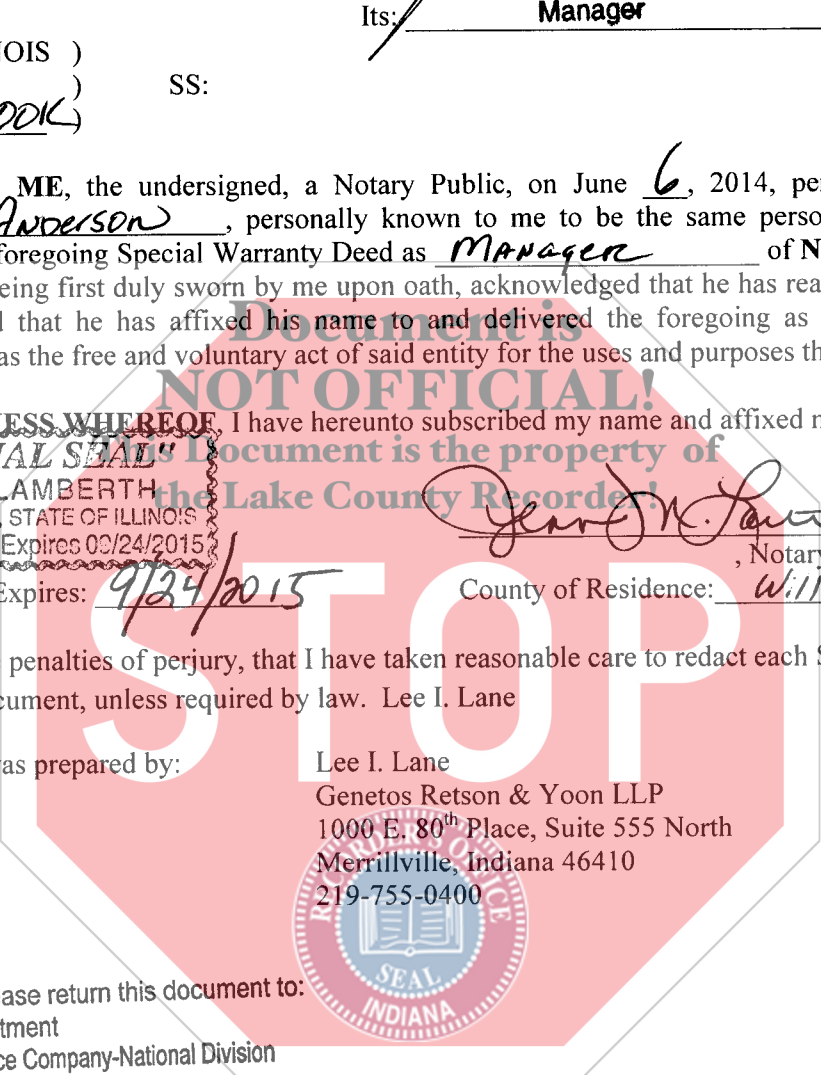


EXHIBIT "A"

Legal Description

PARCEL 1:

PARCEL "A" STORM WATER DETENTION & CONSERVATION AREA, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

PARCEL "B" DRAINAGE & CONSERVATION EASEMENT, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3:

PARCEL "C" CONSERVATION AREA, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 4:

LOTS 1 THRU 10, 27 THRU 30, 32 THRU 34, 40, 42 THRU 59, 62 THRU 68, 95 THRU 123, 135 THRU 161 IN FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY LINE OF HIGHWAY U.S. 30 AND LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND ERIE RAILROAD, WHICH PLAT WAS RECORDED AS DOCUMENT NUMBER 2008-060560 IN BOOK 103 PAGE 20, LAKE COUNTY, INDIANA.

PARCEL 5:

APPURTENANT DRAINAGE EASEMENT, FOX MOOR UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103, PAGE 20, AS DOCUMENT NO. 2008-060560, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 6:

LOTS 26, 35, 36, 37, 38, 39, 60 AND 61 IN FOX MOOR UNIT 1B, AN ADDITION TO THE TOWN OF MERRILLVILLE IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY LINE OF HIGHWAY U.S. 30 AND LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND ERIE RAILROAD, WHICH PLAT WAS RECORDED AS DOCUMENT NUMBER 2008-044272 IN BOOK 102 PAGE 87, LAKE COUNTY, INDIANA.

PARCEL 7:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN MERRILLVILLE, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 34 IN BROADMOOR, A PLANNED UNIT DEVELOPMENT AS SHOWN IN PLAT BOOK 51, PAGE 39 (SHEET 4) IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 906.96 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE SOUTH 49 DEGREES 47 MINUTES 02 SECONDS WEST, 298.09 FEET ALONG THE WESTERLY LINE OF SAID BROADMOOR PLANNED UNIT DEVELOPMENT TO THE SOUTHEAST CORNER OF LOT 26 IN FOX MOOR, UNIT 1B AS SHOWN IN PLAT BOOK 102, PAGE 87 IN SAID RECORDER'S OFFICE; THENCE NORTH 40 DEGREES 12 MINUTES 58 SECONDS WEST, 150.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 26 TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE SOUTHEASTERLY, EAST, AND NORTHEASTERLY LINES OF WRIGHT STREET AS SHOWN ON SAID FOX MOOR, UNIT 1B PLAT: 1.) NORTH 49 DEGREES 47 MINUTES 02 SECONDS EAST, 119.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; 2.) THENCE NORTHEASTERLY 201.92 FEET ALONG SAID CURVE; 3.) THENCE NORTH 00 DEGREES 30 MINUTES 58 SECONDS WEST, 503.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; 4.) THENCE NORTHWESTERLY 245.67 FEET ALONG SAID CURVE; THENCE NORTH 61 DEGREES 42 MINUTES 55 SECONDS WEST, 71.15 FEET ALONG THE NORTHEASTERLY LINE OF WEST 77TH AVENUE IN FOX MOOR, UNIT 1A AND 2A, AS SHOWN IN PLAT BOOK 103, PAGE 20 IN SAID RECORDER'S OFFICE TO THE SOUTHEAST CORNER OF LOT 10 IN SAID FOX MOOR, UNIT 1A AND 2B; THENCE NORTH 28 DEGREES 17 MINUTES 05 SECONDS EAST, 150.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF SAID LOT 10, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF LOT 39 IN SAID BROADMOOR PLANNED UNIT DEVELOPMENT; THENCE SOUTH 61 DEGREES 42 MINUTES 55 SECONDS EAST, 295.88 FEET ALONG THE SOUTHWESTERLY LINES OF LOTS 39, 38, 37, 36, AND 35 IN SAID BROADMOOR PLANNED UNIT DEVELOPMENT TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 4.73 ACRES MORE OR LESS.



EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2014 and all subsequent taxes.
2. Little Calumet River Basin Storm Water Assessment for the year 2014 and all subsequent assessments.
3. Storm Water Merrillville Assessments for the year 2014 and all subsequent assessments.
4. Rights of tenants under unrecorded leases.
5. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
6. 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.
7. Covenants, conditions and restrictions contained in the plat of Fox Moor Unit 1A and 2A, recorded August 26, 2008 as Instrument Number 2008-060560 and plat of Fox Moor Unit 1B recorded June 17, 2008 as Instrument Number 2008-044272.
8. Covenants, conditions, and restrictions contained in Declaration of Covenants and Restrictions for Fox Moor, Unit 1B and Fox Moor, Unit 1A and Unit 2A, recorded September 3, 2008 as Instrument Number 2008-062119.
9. Rights or interests of the adjoining owners in and relating to a party wall located along or adjacent to the subject property on the Paired Villa parcels as disclosed by the Declaration of Covenants and Restrictions recorded as Instrument Number 2008-062119. Affects Fox Moor Unit 1B and Fox Moor Unit 1A and Unit 2A.
10. Possible unpaid regular or special assessments that are not a recorded lien against the land imposed by the Homeowners Association. The President or Secretary of the Homeowner's Association must furnish us a letter stating that the Seller's payments are current.
11. The interest of the Property Owner's Association as provided for in the Declaration of Covenants and Restrictions for Fox Moor Unit 1B and Fox Moor Unit 1 A and 2A recorded as Instrument Number 2008-062119.
12. Various ponds and wetlands as shown on said survey prepared by Plumb Tuckett & Associates dated April 24, 2003 revised July 3, 2007, Job No. S07149.
13. Building setback requirements as shown on the plat of the subdivision.
14. Easements as shown on the plat of the subdivision.

15. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.
16. Terms and provisions of a Declaration of Rights and Easements recorded July 24, 1973 as Instrument Number 212635, by and between The Broadmoor Corporation and Broadmoor-Oxford Associates, an Indiana Limited Partnership.
17. Terms and provisions of a Grant of Easement recorded November 6, 1985 as Instrument Number 827595, by and between the First Bank of Whiting, as Trustee under Trust No. 1358 and Marathon Petroleum Company.

