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The form of this instrument was approved by:
Dennis Lee
Walgreen Co.
104 Wilmot Rd., MS#1420
Deerfield, IL 60015

2014 078822

STATE OF ILLINOIS
LAKE COUNTY
FILED FOR RECORD

2014 DEC 11 AM 11:03

MICHAEL J. CROWN
RECORDER

SPECIAL WARRANTY DEED
(Corporation)

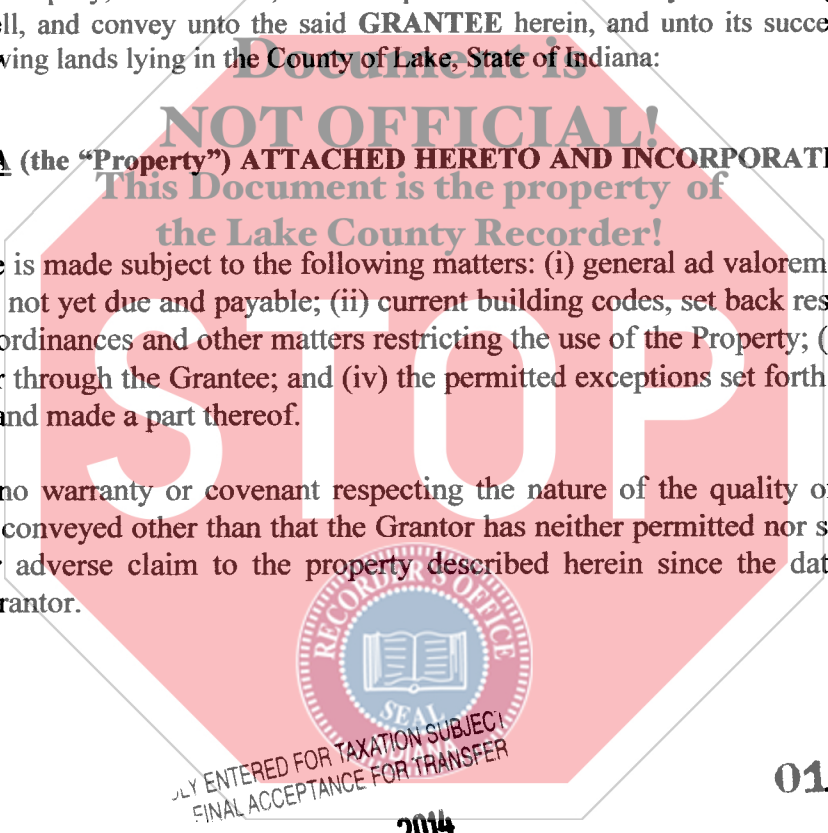
KNOW ALL MEN BY THESE PRESENTS:

That **WALGREEN CO.**, an Illinois corporation, duly authorized by a proper organizational resolution, hereinafter called **GRANTOR**, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, in hand paid by **ARCP WG Hobart IN, LLC**, a Delaware limited liability company, **GRANTEE**, the receipt of which is hereby acknowledged, does hereby bargain, grant, sell, and convey unto the said **GRANTEE** herein, and unto its successors and assigns forever, the following lands lying in the County of Lake, State of Indiana:

SEE EXHIBIT A (the "Property") **ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

This conveyance is made subject to the following matters: (i) general ad valorem real estate taxes and assessments not yet due and payable; (ii) current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the Property; (iii) matters done or suffered by or through the Grantee; and (iv) the permitted exceptions set forth on **Exhibit "B"** attached hereto and made a part thereof.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.



FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 10 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

016964

NON-COM
M.E
\$27.00
#039042

IN TESTIMONY WHEREOF, the name of the GRANTOR is hereunder affixed this 24 day of November, 2014

Walgreen Co., an Illinois corporation

By: [Signature]

Name: Michael Redstone

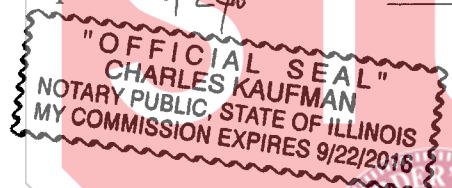
Title: Director

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, do hereby certify that Michael Redstone, personally known to me to be the Director, of WALGREEN CO., an Illinois corporation and personally known to me to be the person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as such Director, Real Estate Law of said corporation, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal this 24 day of November, 2014.

My commission expires: 9/22/16 [Signature]
Notary Public



This instrument is prepared by: Dennis K Lee

Send Tax Notice To:
Walgreen Co.
Real Estate Tax Department
P.O. Box 1159, Deerfield, IL 60015
Grantee Address: 2325 E. Camelback Rd, Ste 1100, Phoenix AZ 85016
Store #4581

EXHIBIT A
LEGAL DESCRIPTION

Legal Description: PARCEL 1: LOT 1, FINAL PLAT OF WALGREENS SUBDIVISION, AS SHOWN IN PLAT BOOK 84, PAGE 44, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED APRIL 9, 1998, AS DOCUMENT NO. 98025349, IN LAKE COUNTY, INDIANA.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AND RESTRICTIONS AGREEMENT DATED APRIL 8, 1998 AND RECORDED MAY 11, 1998, AS DOCUMENT 98034256, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE WESTERLY 30 FEET OF THE NORTHERLY 96 FEET "OF THE CHEROKEE PARCEL" AS SHOWN IN SAID DOCUMENT.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED OCTOBER 26, 1998 AND RECORDED OCTOBER 27, 1998, AS DOCUMENT NO. 98084846, MADE BY JOINT TENANTS HOBART, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED ON LOT 2, FINAL PLAT OF WALGREENS SUBDIVISION.



EXHIBIT B
PERMITTED TITLE EXCEPTIONS



HOBART, IN

1. Hobart Storm Water Assessment taxes for 2015 and subsequent.
2. Little Cal River Basin Assessment taxes for 2015 and subsequent years.
3. Real Estate Taxes for the year(s) 2014, (payable 2015).
4. Terms and provisions contained in Easement for Gas Mains recorded November 19, 1959, in Book 761, Page 274, as Document No. 219012.
5. Terms and provisions contained in Easement for Electrical lines recorded November 19, 1959, in Book 761, Page 272, as Document No. 219011.
6. Terms and provisions of an easement for underground electrical lines recorded on October 12, 1984, as document no. 775897, to Northern Indiana Public Service Company describing the following land:

A strip of land in the Northwest quarter of Section twenty-eight (28), Township thirty-six (36) North, Range seven (7) West of the second principal meridian being ten (10) feet wide, lying five (5) feet each side of a center line and said center line produced; said center lines being described as follows:

Beginning at a point five (5) feet East of the East right-of-way line of Highway #51 and three hundred thirty (330) feet South of the North line of the Northwest quarter of Section twenty-eight (28), thence Northerly and parallel to the East right-of-way line of Highway #51 a distance of sixty-five (65) feet to a point.

7. 15 foot utility easement running through the Southerly portion of the land as shown on plat of subdivision, recorded in Plat Book 84, Page 44 as document no. 98025348.
8. Terms and provisions contained in Reciprocal Easement and Restrictions Agreement dated April 08, 1998 made by and between Cherokee Limited Partnership, an Illinois limited partnership and J T Hobart, L.L.C., an Illinois limited liability company recorded May 11, 1998 as Document No. 98034256, creating the easement described in Schedule C, together with the rights of the adjoining owners in and to the concurrent use of said easement.
9. Terms and provisions contained in Declaration of Easements, Covenants, Conditions and Restrictions recorded October 27, 1998 as Document No. 98084846, creating the easement described in Schedule C, together with the rights of the adjoining owners in and to the concurrent use of said easement.
10. Terms and provisions contained in Grant of Easement with Covenants, Conditions and Restrictions recorded March 15, 2006 as Document No. 2006021535.
11. Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines as disclosed on the recorded plat of subdivision, which is recorded in Plat Book 84, Page 44.

We delete any covenant, condition 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).

12. Minerals or mineral rights or any other subsurface substances (including, without limitations, oil, gas and coal) and all rights incidents thereto, now or previously leased, granted, excepted or reserved.

