

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

This document was prepared by  
and after recording return to: **2014 081427**

2014 DEC 23 AM 9:11

MICHAEL D. BROWN  
RECORDER

Steven D. Friedland, Esq.  
Applegate & Thorne-Thomsen, P.C.  
626 West Jackson  
Suite 400  
Chicago, Illinois 60661

**SPECIAL WARRANTY DEED**

**PUBLISHING PROPERTIES, LLC**, formerly known as Sun-Times Media Properties, LLC, an Illinois limited liability company whose mailing address is c/o Michael Simon, Mesirow Financial, 353 N. Clark Street, Chicago, Illinois 60654 ("Grantor"), created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by its Manager, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **MERRILLVILLE OFFICE PARTNERS, LLC**, an Indiana limited liability company whose mailing address is 20259 Mack Avenue, Grosse Pointe Woods, Michigan 48236 ("Grantee"), and to its successors and assigns FOREVER, all the following real property situated in the County of Lake, in the State of Indiana, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

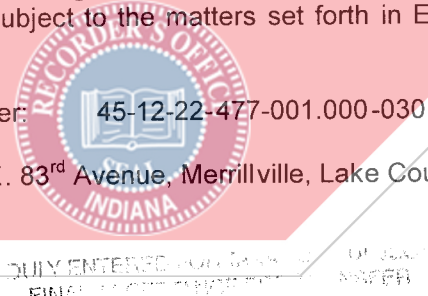
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number: 45-12-22-477-001.000-030

Address of Real Estate: 1483 E. 83<sup>rd</sup> Avenue, Merrillville, Lake County, Indiana 46410

Doc. No. 153936



28918

DEC 19 2014

RETURN TO  
Chicago Title

PEGGY HOLINGA KATONA  
CLERK

Closer: 484877  
File No.

Handwritten notes: "22-1", "ck.", "8601", "DN"



**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 2 OF THE FIRST RESUBDIVISION OF PARCEL 4, WESTLAKE PLAZA, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN: 45-12-22-477-001.000-030

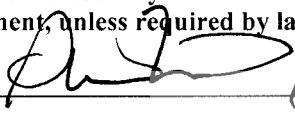
COMMONLY KNOWN AS: 1483 E. 83<sup>rd</sup> Street, Merrillville, Indiana



**EXHIBIT B**

1. Covenants, conditions and restrictions of record.
2. Taxes not yet due and payable.

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

, attorney

