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2014 082653

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 DEC 29 PM 12:01

**CORPORATE WARRANTY DEED**

DAEL B. BROWN  
1305046760

THIS INDENTURE WITNESSETH, that Sage Investments Incorporated ("Grantor") conveys and warrants to MRR 2036 S. Michigan, LLC, an Illinois limited liability company, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Subject to real estate taxes, assessments, easements, covenants, conditions, restrictions, building lines, agreements and consents of record, and all legal highways, ditches and drains.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

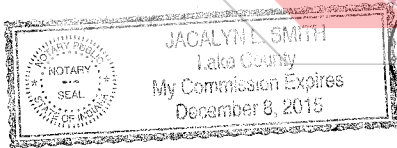
Dated December 22, 2014

Sage Investments Incorporated:

By: Michael McKanna, President  
Michael McKanna

STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

Before me, a Notary Public, in and for said County and State, on December 22, 2014, personally appeared Michael McKanna, as President of Sage Investments Incorporated, and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, as his duly authorized act in his representative capacity, and who, having been duly sworn, stated that the representations therein contained are true.



(SEAL)

Notary Public  
Printed: \_\_\_\_\_  
County of Residence: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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. Michael B. Miller

Prepared By: Michael B. Miller, PC, Attorney At Law, 701 E. Lincolnway, Valparaiso, IN 46383

Mail Tax Bills to: c/o Marc Realty, 55 East Jackson Blvd., Suite 500, Chicago, IL 60604  
Grantee's address: c/o Marc Realty, 55 East Jackson Blvd., Suite 500, Chicago, IL 60604

NOT ENTERED FOR TAXATION SUBJECT,  
FINAL ACCEPTANCE FOR TRANSFER

DEC 29 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

017305

\$26.00  
M-E  
C-T

Chicago Title Insurance Company

## EXHIBIT A

Parcel Numbers: ~~45-09-19-276-001.000-022, 45-09-19-402-003.000-020~~  
~~45-09-19-403-004.000-020, 45-09-19-404-001.000-020, 45-09-19-406-012.000-020~~  
~~45-09-19-406-013.000-020, 45-09-19-406-014.000-020, 45-09-19-406-015.000-020~~  
~~45-09-19-406-016.000-020, 45-09-19-406-017.000-020, 45-09-19-407-003.000-020~~  
~~45-09-19-453-002.000-020, 45-09-19-453-003.000-020, 45-09-19-456-007.000-022~~  
~~45-09-19-257-009.000-022, 45-09-19-453-001.000-020, 45-09-19-255-004.000-022~~  
~~45-09-19-257-001.000-022, 45-09-19-258-001.000-022, 45-09-19-457-004.000-020~~

Property Address: 534 E. 37th Ave., Hobart, IN

Parcel 1: Lots 3 to 8, both inclusive, in Block 6, Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: The North half of Lot 9, in Block 6, Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 3: The East 62.5 feet of Lot 1, the East 62.5 feet of the South half of Lot 2, all of Lot 3, the North half of Lot 4, all of Lot 7 and all of Lot 8, Block 1; Lots 3, 4, 7, 8, the North half of Lot 9 and the South half of Lot 10, Block 2; Lots 3 to 10, both inclusive, Block 3, Lots 1 to 5, both inclusive, Block 4; Lots 1 to 3, both inclusive, Block 5; Lot 1, Lot 2, the South half of Lot 9 and all of Lot 10, Block 6, all in Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana; also the West 12.5 feet of the North 534.30 feet of Lot "G", and the East 773 feet of the West 1315.38 feet of the South 225 feet of Lot "E", Yonan Air-Port, as per plat thereof, recorded in Plat Book 27, page 87, in the Office of the Recorder of Lake County, Indiana.

Parcel 4: The North half of Lot 10 in Block 2, Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 5: The South half of Lot 4 in Block 1, Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 6: Lot "G" (except the West 12.5 feet of the North 534.30 feet thereof), and the East 123.55 feet of the South 225 feet of Lot "E", Yonan Air-Port, as per plat thereof, recorded in Plat Book 27, page 87, in the Office of the Recorder of Lake County, Indiana.

Parcel 7: Lot "E" (except the East 773 feet of the West 1315.38 feet of the South 225 feet thereof; the West 542.38 feet by parallel lines to the West line of said Lot, and the East 123.55 feet of the South 225 feet of said Lot); also Lot "F" (except the West 542.38 feet by parallel lines to the West line of said Lot, and the North 41.9 feet of the East 290 feet of the West 832.38 feet by parallel lines to the West line of said Lot); also Lot "K", in Yonan Air-Port, as per plat thereof, recorded in Plat Book 27, page 87, in the Office of the Recorder of Lake County, Indiana.

Parcel 8: The North 41.19 feet of the East 290 feet of the West 832.38 feet by parallel lines to the West line of Lot "F", in Yonan Air-Port, as per plat thereof, recorded in Plat Book 27, page 87, in the Office of the Recorder of Lake County, Indiana.

Parcel 9: Lots 1 to 23, both inclusive, and all of Benedict Street lying East and adjoining Lots 1 to 12, both inclusive, and the East 110 feet of Washington Street contiguous to the East 60 feet of Lot 12 and Benedict Street, Block 4, Riverview Heights Second Addition, as per plat thereof, recorded in Plat Book 29, page 14, in the Office of the Recorder of Lake County, Indiana.

Parcel 10: The East 125 feet of the West 542.38 feet of Lots "E" and "F", Yonan Air-Port, as per plat thereof, recorded in Plat Book 27, page 87, in the Office of the Recorder of Lake County, Indiana, also

Lot 10, Block 3, Riverview Heights Second Addition, as per plat thereof, recorded in Plat Book 29, page 14, in the Office of the Recorder of Lake County, Indiana.

Parcel 11: Lot 1 (except the East 62.5 feet thereof); the North half of Lot 2; the South half of Lot 2 (except the East 62.5 feet thereof); Lot 9 and Lot 10, in Block 1, Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 12: The South 33 feet of Lot 3, and all of Lots 4 to 17, both inclusive, Block 2, in Riverside Estates, as per plat thereof, recorded in Plat Book 29, page 66, in the Office of the Recorder of Lake County, Indiana.

Parcel 13: Lots 3 to 13, both inclusive in Block 3, Riverside Estates, as per plat thereof, recorded in Plat Book 29, page 66, in the Office of the Recorder of Lake County, Indiana.

Parcel 14: Lots 1, 2, 3, 4, 6, 7 and 8 in Block 6, Riverside Estates, as per plat thereof, recorded in Plat Book 29, page 66, in the Office of the Recorder of Lake County, Indiana.

Parcel 15: Lots 1 to 10, both inclusive, in Block 7, Riverside Estates, as per plat thereof, recorded in Plat Book 29, page 66, in the Office of the Recorder of Lake County, Indiana.

Parcel 16: Lots 1 to 4, both inclusive, in Block 10, Riverside Estates, as per plat thereof, recorded in Plat Book 29, page 66, in the Office of the Recorder of Lake County, Indiana.

Parcel 17: Lots 11 to 19, both inclusive, except the West 41.93 feet thereof, in Block 3, Riverview Heights Second Addition as per plat thereof, recorded in Plat Book 29, page 14, in the Office of the Recorder of Lake County, Indiana.

Parcel 18: Lot 4, (except the West 145 feet thereof), in Block 5, Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 19: Lot 6 in Block 3, Riverview Heights Second Addition, as per plat thereof, recorded in Plat Book 29, page 14, in the Office of the Recorder of Lake County, Indiana.

Parcel 20: Lot 1 and Lot 2, in Block 3, Sela A. Smith's First Addition to Hobart as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 21: Pine Village Seventh as per plat thereof, recorded in Plat Book 85, page 9, in the Office of the Recorder of Lake County, Indiana, described as follows: All of Blocks 1 and 2 and the West 41.93 feet of Block 3 in Riverview Heights 2nd Addition as shown in Plat Book 29 page 34, in the Recorder's Office; all of vacated Sobieski Street and Pulaski Street, both streets vacated from Washington Street on the South to the City of Lake Station city limits on

the North; also a tract of land 124.56 feet by 270.0 feet, bounded by Wisconsin Street on the West, Washington Street on the South, Sobieski Street on the East and Block 1 of Riverview Heights 2nd Addition as recorded in the Recorder's Office of Lake County, Indiana on the North.

AND

Lots 1 to 5, both inclusive, and Lots 7 to 10, both inclusive, in Block 3 in Riverview Heights Second Addition, as per plat thereof, recorded in Plat Book 29 page 14, in the Office of the Recorder of Lake County, Indiana.

PARCEL 22:

Lot 5 in Block 6 in Riverside Estates, as per plat thereof, recorded in Plat Book 29, page 66, in the Office of the Recorder of Lake County, Indiana.

Parcel 23:

Lots 5 and 6 in Block 1, Lots 5 and 6 in Block 2, Lots 1 to 10, both inclusive, in Block 7, and Lots 1 to 10, both inclusive, in Block 8, in Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel 24:

That part of vacated Benedict Street lying East of and adjoining Lot 5 in Block 1 and east of and adjoining Lots 1 to 5, both inclusive, in Block 8, also that part of vacated Kociuszkos Street adjoining Lots 6 to 10, both inclusive, in Block 8; also that part of vacated Cleveland Street, lying East of the East line of Pulaski Street, and West of the East line of vacated Benedict Street, also that part of the vacated alley lying West of and adjoining Lot 5 in Block 1 and West of and adjoining Lots 1 to 5, both inclusive, in Block 8, also that part of the vacated alley lying West of and adjoining Lot 5 in Block 2 and West of and adjoining Lots 1 to 5, both inclusive, in Block 7, all in Sela A. Smith's First Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 23, in the Office of the Recorder of Lake County, Indiana.

EXCEPTING FROM THE ABOVE PARCELS THE FOLLOWING DESCRIBED LEGAL DESCRIPTION, as set out in Order recorded June 9, 2006, as Instrument Number 2006 049139, as follows: A part of Lot 4 in Block 5 of the Sela A. Smith's First Addition to Hobart, a Subdivision of Lake County, Indiana, as per plat thereof recorded in Plat Book 12, Page 23, in the Office of the Recorder of Lake County, being a part of the Southeast Quarter of Section 19, Township 36 North, Range 7 West of Lake County, Indiana, and being a part of the land of Instrument Number 93002377; lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said Lot; thence North 89 degrees 00 minutes 26 seconds West (assumed bearing) 38.100 meters (125.00 feet) along the south line of said Lot to the southwest corner of the grantor's land; thence North 1 degree 18 minutes 09 seconds West 3.099 meters (10.17 feet) along the west line of the grantor's land; thence South 89 degrees 11 minutes 19 seconds East 38.095 meters (124.98 feet) to the east line of said Lot designated as point "45203" on said plat; thence South 1 degree 18 minutes 09 seconds East 3.219 meters (10.56 feet) along the east line of said Lot to the point of beginning and containing 120.3 square meters (1,294 square feet), more or less.

Also, a part of Lot 6 in Block 6 of the Sela A. Smith's First Addition to Hobart, a Subdivision of Lake County, Indiana, as per plat thereof recorded in Plat Book 12, Page 23, in the Office of the Recorder of Lake County, being a part of the Southeast Quarter of Section 19, Township 36 North, Range 7 West of Lake County, Indiana, and being a part of the land of Instrument Number 691437; lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said

Lot; thence North 1 degree 18 minutes 09 seconds West (assumed bearing) 3.268 meters (10.72 feet) along the west line of said Lot to a point designated as "45300" on said plat; thence South 89 degrees 11 minutes 19 seconds East 38.705 meters (126.98 feet) to the east line of said Lot designated as point "45301" on said plat; thence South 1 degree 18 minutes 09 seconds East 33.90 meters (11.12 feet) along the east line of said Lot to the southeast corner of said Lot; thence North 89 degrees 00 minutes 26 seconds West 38.710 meters (127.00 feet) along the south line of said Lot to the point of beginning and containing 128.8 square meters (1,386 square feet), more or less.

Also, a part of Lot 5 in Block 6 of the Sela A, Smith's First Addition to Hobart, a Subdivision of Lake County, Indiana, as per plat thereof recorded in Plat Book 12, Page 23, in the Office of the Recorder of Lake County, being a part of the Southeast Quarter of Section 19, Township 36 North, Range 7 West of Lake County, Indiana, and being a part of the land of Instrument Number 691437; lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said Lot; thence North 1 degree 18 minutes 09 seconds West (assumed bearing) 3.406 meters (11.17 feet) along the west line of said Lot to a point designated as "45302" on said plat; thence South 89 degrees 11 minutes 19 seconds East 38.705 meters (126.98 feet) to the east line of said Lot designated as point "45303" on said plat; thence South 1 degree 18 minutes 09 seconds East 3.528 meters (11.57 feet) along the east line of said Lot designated as point "45303" on said plat; thence South 1 degree 18 minutes 09 seconds East 3.528 meters (11.57 feet) along the east line of said Lot to the southeast corner of said Lot; thence North 89 degrees 00 minutes 26 seconds West 38.710 meters (127.00 feet) along the south line of said Lot to the point of beginning and containing 134.1 square meters (1,443 square feet), more or less.

Also, a part of Lots 5 and 6 in Block 7, Lots 5 and 6 of Block 8, the vacated alley between Lots 5 and 6 in said Block 7, the vacated alley between Lots 5 and 6 in said Block 8, the vacated street between Lot 5 of said Block 7 and Lot 6 of said Block 8, and vacated Benedict Street, all of Sela A. Smith's First Addition to Hobart, a Subdivision of Lake County, Indiana, as per plat thereof recorded in Plat Book 12, Page 23, in the Office of the Recorder of Lake County, being a part of the Southeast Quarter of Section 19, Township 36 North, Range 7 West of Lake County, Indiana, and being a part of the land of Instrument Number 95012973, Instrument Number 95012974, and Instrument Number 95012975; lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southwest corner of said Lot 6 of Block 7; thence North 1 degree 18 minutes 09 seconds West (assumed bearing) 3.576 meters (11.73 feet) along the west line of said Lot 6 of Block 7 to a point designated as "45400" on said plat; thence South 89 degrees 11 minutes 19 seconds East 154.099 meters (505.57 feet) to a point designated as "45401" on said plat; thence North 45 degrees 48 minutes 41 seconds East 9.900 meters (32.48 feet) to a point designated as "45402" on said plat; thence South 86 degrees 21 minutes 34 seconds East 40.522 meters (132.95 feet) to the east line of the grantors' land being the former east line of Benedict Street designated as point "11711" on said plat; thence South 1 degree 17 minutes 39 seconds East 9.218 meters (30.24 feet) along the east line of the grantors' land being the former east line of Benedict Street to the southeast corner of grantors' land; thence North 89 degrees 00 minutes 26 seconds West 201.779 meters (662.00 feet) along the south line of said Lots and the prolongation of the south line of said Lots across the alleys and streets to the point of beginning and containing 1,053.2 square meters (11,337 square feet), more or less.

Parcel 25

Those streets and alleys vacated by An Ordinance Vacating Streets Alleys Ordinance No. 2014-05 recorded June 24, 2014 as Instrument No. 2014 036243, more particularly described as

follows:

Kosciuszko Street lying South of the city limit of Lake Station and North of Washington Street; AND Benedict Street lying South of the city limit of Lake Station and North of Washington Street; AND Washington Street lying East of Wisconsin Street, all as shown in Riverview Heights Second Addition in Plat Book 29 page 14 in the Office of the Recorder of Lake County, Indiana.

-ALSO-

The North-South alley lying East of Pulaski Street and West of Kosciuszko Street and North of the North line of Lots 5 and 6 in Block 2; AND The North-South alley lying East of Kosciuszko Street and West of Benedict Street and North of the North line of Lots 5 and 6 in Block 1; AND Kosciuszko Street from the North line of Lot 5 in Block 2 and Lot 6 in Block 1 to the North line of Lot 3 in Block 2 and the North line of Lot 8 in Block 1; AND Benedict Street from the North line of Lot 5 in Block 1 to the South line of Garfield Avenue; AND Garfield Avenue from the East line of Kosciuszko Street to the East line of Benedict Street, all as shown in Sela A. Smith's First Addition in Plat Book 12, page 23.

