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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 083665

2014 DEC 30 PM 12:15

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

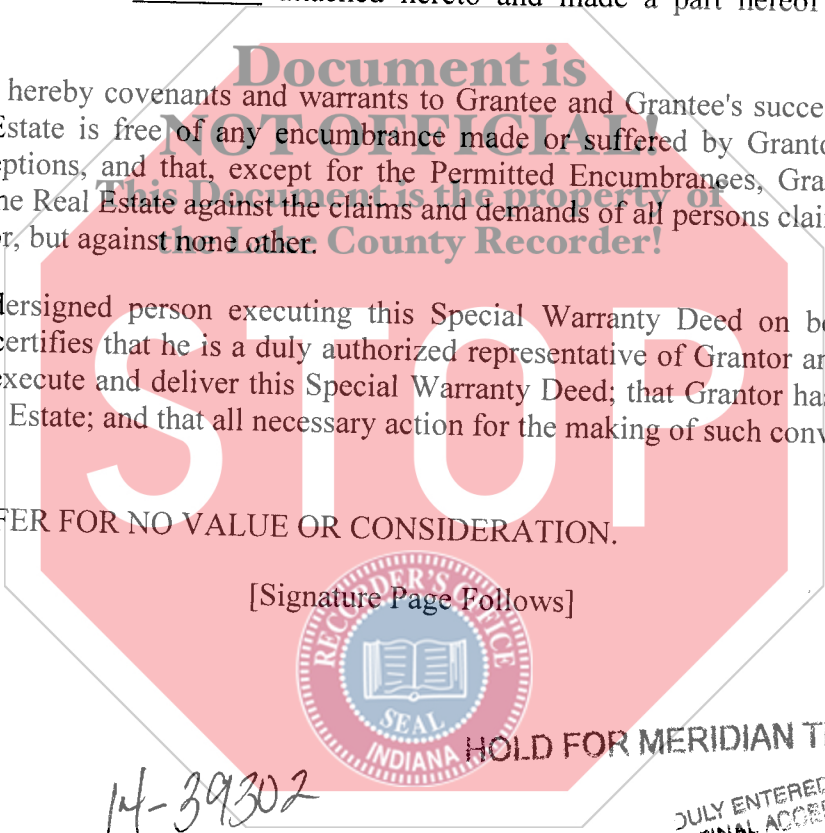
THIS INDENTURE WITNESSETH, that VEQUITY STONEBRIDGE MERRILLVILLE LLC, an Illinois limited liability company ("**Grantor**"), CONVEYS AND SPECIALLY WARRANTS to VEQUITY STONEBRIDGE MERRILLVILLE LLC, an Illinois limited liability company, a fifty percent (50%) undivided interest and VEQUITY LLC-SERIES XVIII LINCOLN HIGHWAY, an Illinois series limited liability company, a fifty percent (50%) undivided interest, as tenants in common (collectively "**Grantee**"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate located in Lake County, Indiana described on Exhibit A attached hereto and made a part hereof, together with all improvements, fixtures, easements and appurtenances thereunto belonging (collectively, the "**Real Estate**"), subject only to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

Grantor hereby covenants and warrants to Grantee and Grantee's successors and assigns that the Real Estate is free of any encumbrance made or suffered by Grantor except for the Permitted Exceptions, and that, except for the Permitted Encumbrances, Grantor will forever defend title to the Real Estate against the claims and demands of all persons claiming by, through or under Grantor, but against none other.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this Special Warranty Deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

TRANSFER FOR NO VALUE OR CONSIDERATION.

[Signature Page Follows]



14-39302

HOLD FOR MERIDIAN TITLE

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 29 2014

PEDDY HOLINGA MATOMA  
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

22  
AD  
MT

Approved Assessor's Office

By: \_\_\_\_\_

29133

EXHIBIT B  
TO  
SPECIAL WARRANTY DEED  
PERMITTED EXCEPTIONS

1. Taxes for the year 2014 payable in 2015, a lien not yet due and payable.



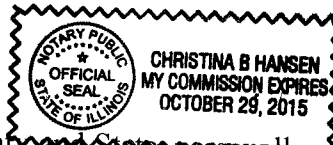
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date set forth in the notary block below to be effective as of the 1<sup>st</sup> day of December, 2014.

"GRANTOR"

VEQUITY STONEBRIDGE  
MERRILLVILLE LLC,  
an Illinois limited liability company

By: Daniel C. Slattery  
Name: Daniel C. Slattery  
Title: Manager

STATE OF ILLINOIS )  
COUNTY OF Lake ) SS:



Before me, a Notary Public in and for said County and State, personally appeared Daniel C. Slattery, the Manager of Vequity Stonebridge Merrillville LLC, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said company.

Witness my hand and Notarial Seal this 1<sup>st</sup> day of December, 2014.

My Commission Expires:

10/29/2015

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Christina Hansen  
(Signature)

My County of Residence:

Lake

Christina Hansen  
(printed name)

Notary Public

Send tax statements to and Grantee's mailing address is:

Daniel C. Slattery  
645 Lakeside Drive  
Hinsdale, IL 60521

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.

This instrument was prepared by:

Patricia B. Gregory, Esq.  
Pachter, Gregory & Raffaldini, P.C.  
790 Estate Drive, Suite 150  
Deerfield, IL 60015

EXHIBIT A

TO

SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL I: Lots Numbered Nine (9), Ten (10), Eleven (11), Thirteen (13), Fourteen (14) and the South Half of Lot Twenty-four (24) in Pleasant Dale Subdivision, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 25, page 58 in the Office of the Recorder of Lake County, Indiana,

EXCEPTING THEREFROM THE FOLLOWING:

A part of Lots 13 and 14 in Pleasant Dale Subdivision, a subdivision in the East Half of the Northeast Quarter of Section 22, Township 35 North, Range 8 West, Lake County, Indiana, the plat of which is recorded in Plat Book 25, page 58, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northeast corner of said Lot 14; thence South 0°41'25" East, a distance of 77.08 feet along the East line of said Lot 14 to the western boundary of Mississippi Street; thence South 17°44'40" West, a distance of 63.25 feet along the boundary of said Mississippi Street; thence South 0°41'26" East, a distance of 63.23 feet along said boundary to the South line of said Lot 13; thence South 88°26'07" West, a distance of 5.00 feet along said South line; thence North 0°41'25" West, a distance of 200.00 feet to the North line of said Lot 14; thence North 88°26'07" East, a distance of 25.00 feet along said North line to the point of beginning.

PARCEL II: Part of the East Half of the Northeast Quarter of Section 22, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point 20 feet West of and 154.5 feet North of the Southeast corner of said East Half of the Northeast Quarter of Section 22; thence North along the West line of what is now called Mississippi Street (the Boyd Road), a distance of 444.51 feet; thence West, a distance of 148.48 feet; thence South, a distance of 441.95 feet to the North line of what is known as the New Lincoln Highway; thence East along the North line of said New Lincoln Highway, a distance of 149 feet to the place of beginning.

EXCEPTING FROM PARCELS I & II:

A part of the East Half of the Northeast Quarter of Section 22, Township 35 North, Range 8 West; and a part of Lots 13 and 14 in Pleasant Dale, a subdivision in said half-quarter section, the plat of which subdivision is recorded in Plat Book 25, page 58 in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the East line of said Lot 14, North 0°15'00" West, a distance of 24.52 feet from the Southeast corner of said Lot 14, which point of beginning is on the West boundary of Mississippi Street; thence South 0°15'00" East, a distance of 495.27 feet along the East line of said Lots 14 and 13 and along the boundary of said Mississippi Street to the Northwestern boundary of the intersection of said Mississippi Street and U.S. R. 30; thence South 55°44'15" West, a distance of 24.13 feet along the boundary of the intersection of said Mississippi Street and said U.S.R. 30; thence North 0°15'00" West, a distance of 448.76 feet; thence North 10°11'06" East, a distance of 63.25 feet to the point of beginning.

Property Address: 1550 Lincoln Highway, Merrillville, Indiana

Tax No.: 45-12-22-278-010.000-30

