

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 032570

2015 MAY 28 AM 10:03

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

**THE GRANTOR**, The City of Gary Redevelopment Commission (also known as The City of Gary Indiana Redevelopment Commission), an Indiana municipal corporation, whose address is 839 Broadway Street, Suite 200, Gary, Indiana 46402, Attn: Joseph Van Dyk, Director, grants, bargains, sells, and conveys to VTI Chicago LLC, an Indiana limited liability company, whose address is 19231 W. Davison, Detroit, Michigan 48223, Attn: Lloyd Verduyn ("Grantee"), for and in consideration of the amount of Ten Dollars (\$10.00) and other consideration paid, which Grantor has received an acknowledged to be sufficient, the following described real property situated in the City of Gary, Lake County, Indiana, more fully described as follows:

See Exhibit A attached hereto and made a part hereof

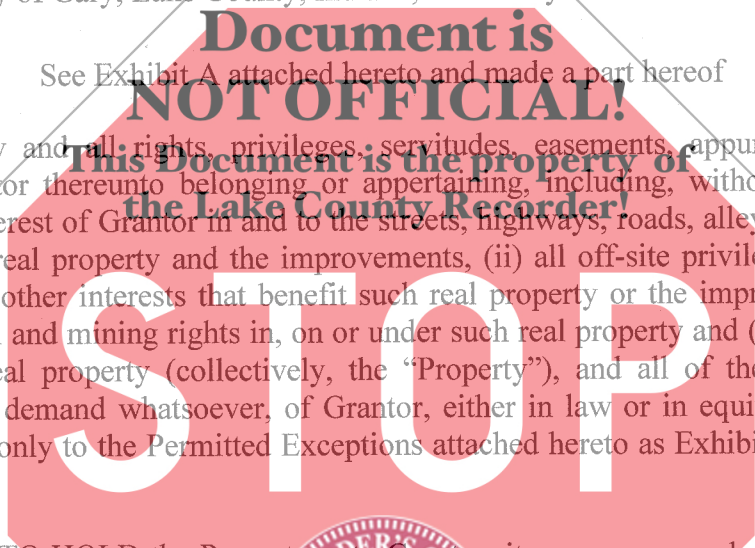
together with any and all rights, privileges, servitudes, easements, appurtenances and other interests of Grantor thereunto belonging or appertaining, including, without limitation, all right, title and interest of Grantor in and to the streets, highways, roads, alleys and rights-of-way adjacent to such real property and the improvements, (ii) all off-site privileges, easements and appurtenances or other interests that benefit such real property or the improvements, all water rights and mineral and mining rights in, on or under such real property and (iii) all rights to split or divide such real property (collectively, the "Property"), and all of the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the Property, subject only to the Permitted Exceptions attached hereto as Exhibit B and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns in fee simple forever. Grantor hereby covenants with Grantee that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, except for the Permitted Exceptions attached hereto as Exhibit B; and that it will warrant and defend the title and quiet possession thereto against lawful claims by any person claiming by, though or under Grantor. Grantor does covenant and agree that Grantor has not done, committed, or willingly suffered to be done or committed, any act, matter, or thing whatsoever, whereby the Property hereby conveyed, or any part thereof is or shall or may be charged or encumbered in title or estate, except as to easements, encumbrances, and building and use restrictions of record.

012370

[signature page follows]

1002.00  
E M.E  
#611873



DUAL INTERESTS FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
MAY 26 2015  
JOHN E. REYNOLDS  
LAKE COUNTY AUDITOR

This Special Warranty Deed is dated effective as of May 20, 2015.

Grantor:

The City of Gary Redevelopment Commission (a/k/a The City of Gary Indiana Redevelopment Commission), an Indiana municipal corporation

By: [Signature]  
Name: Kenya A. Jones  
Its: President

STATE OF INDIANA )  
 )SS.  
COUNTY OF Lake )

The foregoing Special Warranty Deed was acknowledged before me the 20 day of May, 2015, by Kenya A. Jones, the President of The City of Gary Redevelopment Commission (a/k/a The City of Gary Indiana Redevelopment Commission), an Indiana municipal corporation, on behalf of the corporation.

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

Carol Purcell  
Notary Public  
Lake County, Indiana  
 My Commission Expires: 11-23-2016  
 Acting in the County of: Lake

STOP

<p>Drafted by <del>and after recording return to:</del>            Joseph C. Huntzicker, Esq.            Miller, Canfield, Paddock and Stone, P.C.            101 North Main Street, 7<sup>th</sup> Floor            Ann Arbor, Michigan 48104</p>	<p>Send Subsequent Tax Bills to:  Grantee</p>
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When Recorded Return to:  
 Title Source, Inc. - Commercial Team  
 662 Woodward Avenue  
 Detroit, MI 48226  
 TSE#: 5985281DR

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Joseph C. Huntzicker.

**EXHIBIT A**

**LEGAL DESCRIPTION**

Land Situated in the City of Gary, in the County of Lake, in the State of Indiana:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 36 North, Range 8 West of the 2nd P.M. in the City of Gary, Lake County, Indiana, described as follows:

Commencing at the center line intersection of Grant Street and 34th Avenue; thence Easterly along the center line of 34th Avenue 54.41 feet to the East right of way line of Grant Street, being the point of beginning; thence North, along the East right of way line of Grant Street, 630.23 feet to a point 190.22 feet South of the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 21; thence East parallel to the North line of said Northwest 1/4 of the Southwest 1/4 of said Section 21, 578.50 feet; thence South, parallel with the East line of Grant Street, 518.25 feet to the North right of way line of 34th Avenue; thence Westerly, along the North right of way line of 34th Avenue, 450.39 feet; thence South parallel with the East right of way line of Grant Street, 30.23 feet to the center line of 34th Avenue; thence Westerly along the center line of 34th Avenue, 152.41 feet to the point of beginning, except the North 110.60 feet of the West 73.23 feet.

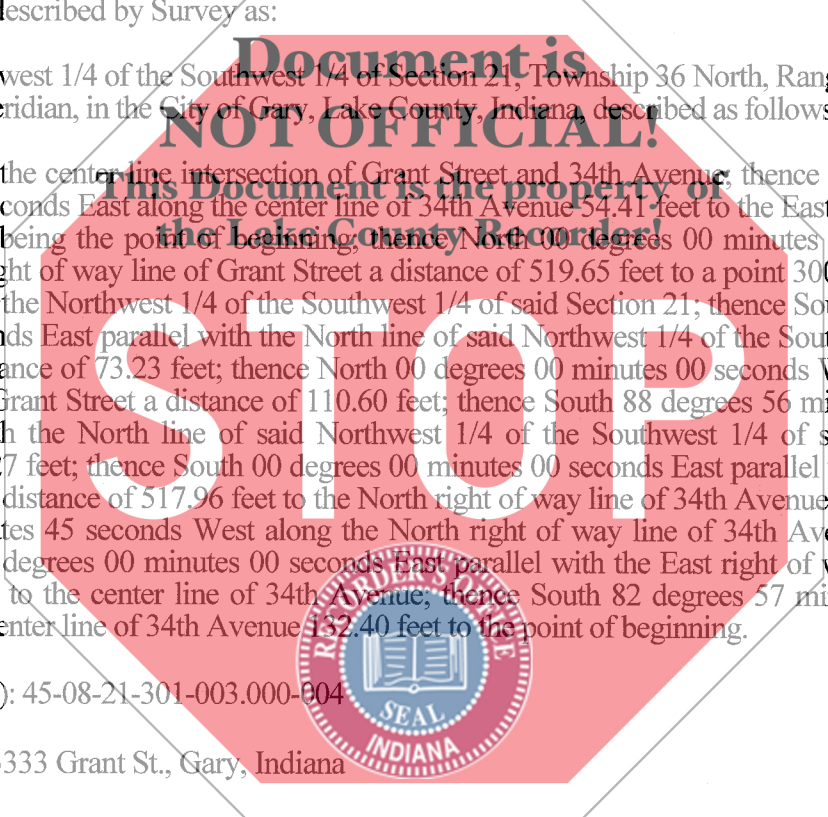
Further described by Survey as:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 36 North, Range 8 West of the 2nd Principal Meridian, in the City of Gary, Lake County, Indiana, described as follows:

Commencing at the center line intersection of Grant Street and 34th Avenue; thence North 82 degrees 57 minutes 45 seconds East along the center line of 34th Avenue 54.41 feet to the East right of way line of Grant Street, being the point of beginning; thence North 00 degrees 00 minutes 00 seconds West along the East right of way line of Grant Street a distance of 519.65 feet to a point 300.85 feet South of the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 21; thence South 88 degrees 56 minutes 38 seconds East parallel with the North line of said Northwest 1/4 of the Southwest 1/4 of said Section 21 a distance of 73.23 feet; thence North 00 degrees 00 minutes 00 seconds West parallel with the East line of Grant Street a distance of 110.60 feet; thence South 88 degrees 56 minutes 38 seconds East parallel with the North line of said Northwest 1/4 of the Southwest 1/4 of said Section 21 a distance of 505.27 feet; thence South 00 degrees 00 minutes 00 seconds East parallel with the East line of Grant Street a distance of 517.96 feet to the North right of way line of 34th Avenue; thence South 82 degrees 57 minutes 45 seconds West along the North right of way line of 34th Avenue 450.39 feet; thence South 00 degrees 00 minutes 00 seconds East parallel with the East right of way line of Grant Street 30.23 feet to the center line of 34th Avenue; thence South 82 degrees 57 minutes 45 seconds West along the center line of 34th Avenue 132.40 feet to the point of beginning.

Tax Id Number(s): 45-08-21-301-003.000-004

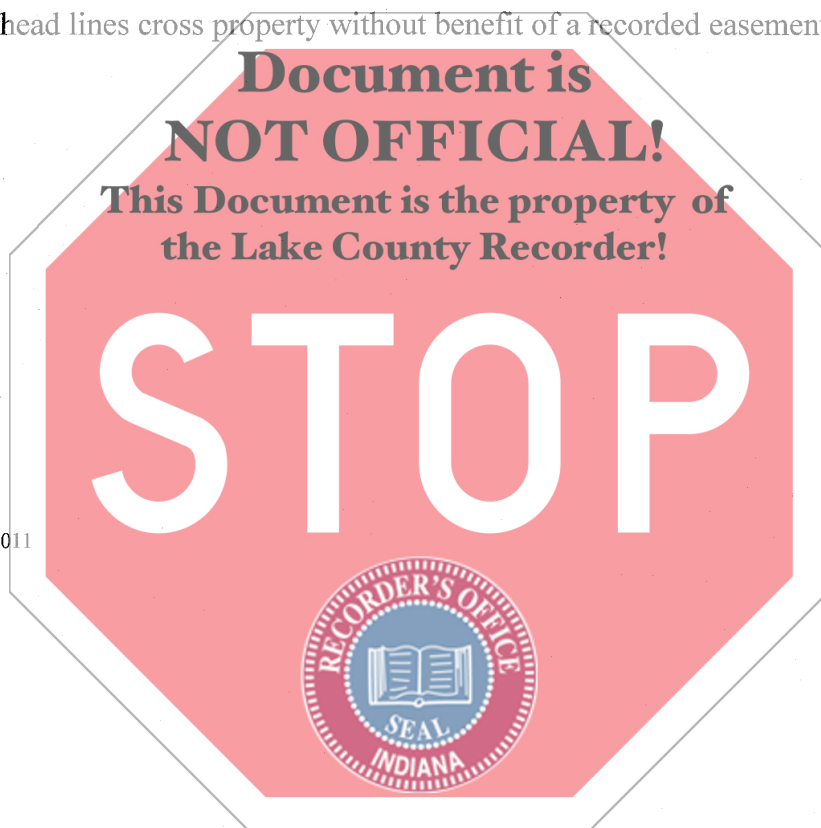
Street Address: 3333 Grant St., Gary, Indiana



**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

1. Real estate taxes and assessments for 2015 and subsequent years, not yet due and payable.
2. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for 34th Avenue.
3. Environmental Restrictive Covenant recorded January 28, 2015 in Instrument 2015 005596.
4. ALTA Survey and Plat prepared by Tiemens Land Surveying, Inc. dated January 27, 2015 and last revised February 27, 2015 as Project No. 2015-2297 discloses:
  - A. Wood Fence lies north of the north property line and south of the south property line.
  - B. Overhead lines cross property without benefit of a recorded easement.



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