

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 069063

2015 OCT -8 AM 9:17

MICHAEL B. BROWN
RECORDER

CORPORATE SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Duke 4407 Holdings LLC, MW 4407 Holdings LLC, RW 4407 Holdings LLC, Duke 4407 Land Holdings LLC, MW 4407 Land Holdings LLC, and RW 4407 Land Holdings LLC, each an Indiana limited liability company with a mailing address at 4706 18th Avenue, Brooklyn, New York 11204 (collectively, the "Grantor"), hereby CONVEYS to 4407 Railroad Ave., LLC, a Indiana limited liability company having an address of 6499 W. 65th Street, Bedford Park, IL 60638 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

See the attached Exhibit A

The address of such real estate is commonly known as 4407 Railroad, East Chicago, Indiana.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor binds itself and its successors and assigns to warrant and defend the Property to Grantee, its successors and assigns against every person lawfully claiming all or any part of the Property, by, through, or under Grantor, but not otherwise.

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT, DATED APRIL 30, 2014 RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY ON JUNE 4, 2014 INSTRUMENT NUMBER 2014 032259 IN FAVOR OF AND ENFORCEABLE BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT



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First American Title
251 E. Ohio Street, Suite 555
Indianapolis, IN 46204
FILE NO: 706778

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 07 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 26-
CASH _____ CHARGE _____
CHECK # 124321879
OVERAGE 3
COPY _____
NON - COM _____
CLERK RM

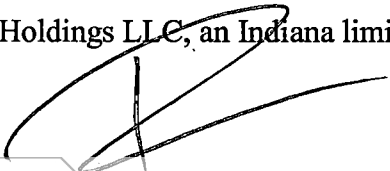
04727

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IN WITNESS WHEREOF, Grantor has executed this deed this 3rd day of September, 2015.

GRANTOR:

Duke 4407 Holdings LLC, an Indiana limited liability company



By: _____
Name: Robert Wolf
Title: Manager

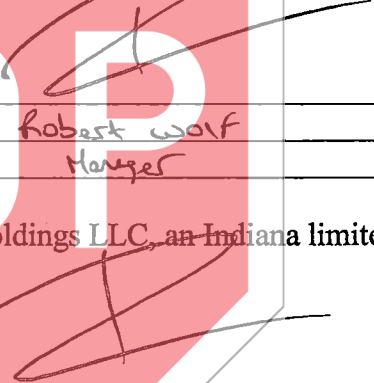
Document is NOT OFFICIAL!

This Document is the property of MW 4407 Holdings LLC, an Indiana limited liability company
the Lake County Recorder!



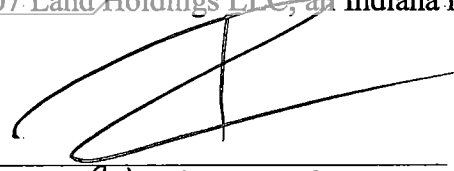
By: _____
Name: Robert Wolf
Title: Manager

RW 4407 Holdings LLC, an Indiana limited liability company



By: _____
Name: Robert Wolf
Title: Manager

Duke 4407 Land Holdings LLC, an Indiana limited liability company



By: _____
Name: Robert Wolf
Title: Manager

MW 4407 Land Holdings LLC, an Indiana limited liability company

By: [Signature]
Name: Robert Wolf
Title: Manager



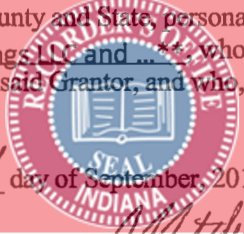
MW 4407 Land Holdings LLC, an Indiana limited liability company

By: [Signature]
Name: Robert Wolf
Title: Manager

STATE OF NEW YORK
COUNTY OF KINGS

)
) SS: ACKNOWLEDGMENT
)

Before me, a Notary Public in and for said County and State, personally appeared Robert Wolf, the Manager of Duke 4407 Holdings LLC and *** who acknowledged the execution of the foregoing Corporate Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.



Witness my hand and Notarial Seal this 3rd day of September, 2015.

My Commission Expires: 12/24/15
[Signature]
Notary Public

**MW 4407 Holdings LLC,
RW 4407 Holdings LLC,
Duke 4407 Land Holdings LLC,
MW 4407 Land Holdings LLC and
RW 4407 Land Holdings LLC

Mitchell Z. Grossman
Printed
Resident of Rockland County

MITCHELL Z. GROSSMAN
Notary Public - State of New York
No. 01GR6179559
Qualified in Queens County
My Commission Expires December 24, 2015

This instrument was prepared by

Moshe Weg
Frenkel, Hershkowitz & Shafran LLP
49 West 37th Street, 9th Floor
New York, NY 10018

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. (insert name)

Grantee's mailing address is: 6499 W. 65th Street, Bedford Park, IL 60638

Tax mailing address is: 6499 W. 65th Street, Bedford Park, IL 60638

After recording, return to: Samuel A. Ortelli, Esq., 3N831 Bittersweet Road, St. Charles, IL 60175



Exhibit A

Legal Description

PARCEL 1:

Lots 1, 2, 3 and 4, in East Chicago Enterprise Center, to the City of East Chicago, Lake County, Indiana, as shown in Plat Book 73, Page 78, re-recorded in Plat Book 74, Page 35, as Document No. 93034923, in Lake County, Indiana, more particularly described as a parcel of land situated in the Northeast Quarter and the Southeast Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, bounded and described as follows:

Beginning at the intersection of the East line of Railroad Avenue with the North line of the South Chicago and Southern Railroad (Baltimore and Ohio Chicago Terminal Railroad Company), said point also being the Southwest corner of said Lot 3; thence North 00 degrees 09 minutes 50 seconds East, being an assumed bearing on the East line of said Railroad Avenue, 653.14 feet; thence South 89 degrees 50 minutes 10 seconds East 21.50 feet; thence North 00 degrees 09 minutes 50 seconds East, on the East line of said Railroad Avenue, 562.11 feet; thence North 7 degrees 49 minutes 56 seconds East, 82.43 feet; thence South 89 degrees 55 minutes 35 seconds East, 42.56 feet; thence South 88 degrees 51 minutes 10 seconds East 40.01 feet; thence North 00 degrees 04 minutes 25 seconds East, 29.01 feet to the North line of said Lot 1; thence South 88 degrees 51 minutes 10 seconds East, on the North line of said Lot 1, a distance of 842.56 feet; thence South 43 degrees 51 minutes 10 seconds East 41.02 feet; thence North 88 degrees 51 minutes 10 seconds West, 141.13 feet; thence South 00 degrees 05 minutes 13 seconds West, 18.0 feet; thence Southeasterly 194.54 feet (195.0 feet per deed) on the arc of a curve, concave to the Southwest, having a radius of 218.96 feet with a chord bearing of South 62 degrees 47 minutes 02 seconds East and a chord distance of 188.21 feet; thence South 88 degrees 54 minutes 50 seconds East 11.12 feet; thence South 23 degrees 33 minutes 37 seconds East, 55.0 feet to the West line of the Indiana Harbor Belt Railroad; thence South 00 degrees 00 minutes 45 seconds West, on the West line of said Indiana Harbor Belt Railroad, 1113.14 feet to the North line of said South Chicago and Southern Railroad, also being the Southeast corner of said Lot 3; thence South 89 degrees 12 minutes 22 seconds West, on the North line of said South Chicago and Southern Railroad, also being the South line of said Lot 3, a distance of 1048.82 feet (1048.73 feet per deed) to the point of beginning, all in Lake County, Indiana.

Together with the non-exclusive easement for ingress and egress as created by the plat of East Chicago Enterprise Center, over and across part of Lots 2, 3, and 4 in said subdivision.

Together with the non-exclusive easement created in easement agreement dated August 23, 1991, recorded November 14, 1991, as Document No. 91057772, upon the terms, covenants and conditions therein provided, as modified by First Amendment to Easement Agreement dated May 24, 1993 and recorded June 22, 1993 as Document No. 93040205.

EXCEPTING THEREFROM:

A part of Lot 2 in East Chicago Enterprise Center to the City of East Chicago, Lake County, Indiana, a subdivision in the East Half of Section 29, Township 37 North, Range 9 West, of the Second Principal Meridian, the plat of which is recorded as Number 93034923, in the Office of the Recorder of Lake County, Indiana, and being that part of the grantor's land conveyed to the City of East Chicago, Indiana, by Agreed Findings and Judgment entered August 17, 2009, in the Lake County Circuit Court, in City of East Chicago vs. 4407 Railroad Holdings, LLC, Case Number 45C01-0904-PL-00110, and recorded

September 23, 2009, as Instrument Number 2009-064722, in the Office of the Recorder of Lake County, Indiana, and more particularly described as follows:

Beginning on the West line of said lot North 0 degrees 10 minutes 28 seconds West, 52.36 feet from the Southwest corner of said lot, which is the point of beginning; thence North 0 degrees 10 minutes 28 seconds West 105.00 feet along said West line; thence North 89 degrees 49 minutes seconds East 10.00 feet; thence South 0 degrees 10 minutes 28 seconds East 105.00 feet; thence South 89 degrees 49 minutes 32 seconds West 10.00 feet to the point of beginning, containing 0.024 acres, more or less.

Property Addresses:

4407 Railroad Avenue, East Chicago, Indiana, as to Lot 1
4451 Railroad Avenue, East Chicago, Indiana, as to Lot 2
4521 Railroad Avenue, East Chicago, Indiana, as to Lot 3
4431 Railroad Avenue, East Chicago, Indiana, as to Lot 4

Tax Id. Nos.:

24-30-0634-0001 / 45-03-29-276-003.000-024, as to Lot 1
24-30-0634-0002 / 45-03-29-276-005.000-024, as to Lot 2
24-30-0434-0003 / 45-03-29-426-001.000-024, as to Lot 3
24-30-0634-0004 / 45-03-29-276-004.000-024, as to Lot 4

PARCEL 2:

A parcel of land situated in the Northeast Quarter and the Southeast Quarter of Section 29, Township 37 North, Range 9 West of the Second Principal Meridian, bounded and described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 29; thence North 88 degrees 52 minutes 24 seconds West, being an assumed bearing on the East and West center line of said Section 29, a distance of 100.0 feet to the West line of the Indiana Harbor Canal Waterway, also being a line parallel to and 100.0 feet West of the East line of the Northeast Quarter of said Section 29, for the point of beginning; thence North 00 degrees 00 minutes 04 seconds East, on the West line of said Waterway, 919.0 feet; thence South 88 degrees 55 minutes 31 seconds West, 35.20 feet; thence South 16 degrees 27 minutes 31 seconds West, 147.10 feet to a point of curve, thence Southwesterly 60.13 feet, (59.13 feet per deed) on the arc of a curve, concave to the Southeast; having a radius of 531.44 feet, with a chord bearing of South 12 degrees 50 minutes 02 seconds West and a chord distance of 60.10 feet to the East line of the Indiana Harbor Belt Railroad; thence South 00 degrees 00 minutes 45 seconds West, on the East line of the Indiana Harbor Belt Railroad, 915.02 feet; thence North 88 degrees 26 minutes 02 seconds West, 10.50 feet; thence South 00 degrees 00 minutes 45 seconds West, on the East line of the Indiana Harbor Belt Railroad, 245.86 feet to the North line of the South Chicago and Southern Railroad (Baltimore and Ohio Chicago Terminal Railroad Company); thence North 89 degrees 12 minutes 22 seconds East, on the North line of said South Chicago and Southern Railroad, 100.0 feet to the West line of the Indiana Harbor Canal Waterway; thence North 00 degrees 07 minutes 34 seconds East, on the West line of said waterway, 439.23 feet to the point of beginning, all in Lake County, Indiana.

Property Address: 4407 Railroad Avenue, East Chicago, Indiana

Tax Id. Nos.:

24-31-0035-0002 / 45-03-29-277-001.000-024
24-31-0037-0005 / 45-03-29-427-001.000-024

