

WARRANTY DEED

THIS INDENTURE, made as of this 31st day of August, 2015, between Food Club Properties, LLC, an Illinois limited liability company, Grantor, and FD Gary Indiana 15th Avenue and Jennings Street, LLC, an Indiana limited liability company, Grantee. WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell remise, release, alien and convey unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, all the following described premises, situated in the County of Cook and the State of Illinois known and described in Exhibit "A" attached hereto and hereby made a part hereof.

2015 070406

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2015 OCT 16 AM 10:04
MICHAEL B. BROWN
RECORDER

Address of Land: 3400 15th Street, Gary, IN 46404

Permanent Index Nos.: 45-08-07-280-003.000-004; 45-08-07-280-026.000-004; 45-08-07-280-025.000-004; 45-08-07-280-024.000-004; 45-08-07-280-023.000-004; and 45-08-07-280-009.000-004

The Land together with (i) all buildings, structures, fixtures, and improvements erected or located on the Land, or affixed thereto (Improvements); and (ii) all and singular the hereditaments and appurtenances belonging, or in anywise appertaining to the Land and/or the Improvements, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Granter, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances (collectively, Property): TO HAVE AND TO HOLD said Property as above described, with the appurtenances, unto the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the Grantor has caused this same to be signed by these presents as of the day and year first above written.

Food Club Properties, LLC,
an Illinois limited liability company

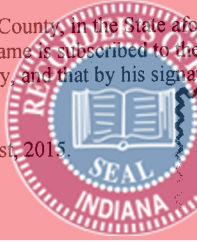
By: Ateh Jumah
Ateh Jumah, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Ateh Jumah, personally known to me to be the manager of Food Club Properties, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he executed same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which he acted, executed the instrument.

Given under my hand and official seal, this 31st day of August, 2015

Pamela Lawrence
Notary Public



OFFICIAL SEAL
PAMELA LAWRENCE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/21/17

22267 DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
OCT 09 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

non-com
\$ 27.00
m-e
FR

"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."
Jessica Miedema

This instrument prepared by: Jessica Miedema, Esq., Matanky and Matanky, Ltd., 200 N. LaSalle St., Ste. 2350, Chicago, IL 60601

After recording, return to: ~~Dubin Singer P.C., 123 N. Wacker Drive, Suite 1600, Chicago, IL 60606~~

Send subsequent tax bills to: Lease Admin Dept. #11405, Family Dollar Store S,
P.O. Box 1017, Charlotte, NC 28201-1017

FIDELITY NATIONAL
TITLE COMPANY

92014-2823

VACATED ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOT 29; THENCE WEST 30 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 29, EXTENDED WESTERLY; THENCE EAST TO THE PLACE OF BEGINNING.

PARCEL 3:

THE SOUTH 233 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THE WEST 99.37 FEET THEREOF. ALSO,

THE WEST HALF OF THE FOLLOWING DESCRIBED PART OF JENNINGS STREET VACATED BY CONFIRMATORY RESOLUTION 9537 ADOPTED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GARY ON DECEMBER 22, 1959, AND RECORDED FEBRUARY 16, 1960, IN BOOK 768, PAGE 358, AS DOCUMENT NO. 235317;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, BLOCK 3, IN TOLLESTON REAL ESTATE CO'S FIRST ADDITION TO GARY, RECORDED IN PLAT BOOK 9, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG THE WEST LINE OF LOTS 28 AND 29 IN SAID BLOCK 3 TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE WEST 30 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE SOUTH ON SAID EAST LINE TO A POINT 33 FEET NORTH OF THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7; THENCE EAST 30 FEET TO THE PLACE OF BEGINNING.

commonly known as: 3400 15th Street, Gary, IN 46404

Permanent Index Nos.: 45-08-07-280-003.000-004; 45-08-07-280-026.000-004; 45-08-07-280-025.000-004; 45-08-07-280-024.000-004; 45-08-07-280-023.000-004; and 45-08-07-280-009.000-004

THE ABOVE 3 PARCELS TO BE KNOWN AS:

LOT 1 IN ATWATER GROUP FAMILY DOLLAR ADDITION TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 108 PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

THIS DEED IS SUBJECT TO THE FOLLOWING:

(A) General real estate taxes for 2015 and subsequent years; and (B) Covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 24 TO 28, BOTH INCLUSIVE, IN BLOCK 3, IN TOLLESTON REAL ESTATE CO'S FIRST ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; AND

THE SOUTH HALF OF THAT PART OF THE ALLEY LYING NORTH OF AND ADJACENT TO SAID LOTS 24 TO 28, VACATED BY CONFIRMATORY RESOLUTION 9762 ADOPTED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GARY ON OCTOBER 18, 1960 AND RECORDED DECEMBER 14, 1961, IN BOOK 817 PAGE 314, AS DOCUMENT NO. 373610; AND

THE EAST HALF OF THE FOLLOWING DESCRIBED PART OF JENNINGS STREET VACATED BY CONFIRMATORY RESOLUTION 9537 ADOPTED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GARY ON DECEMBER 22, 1959, AND RECORDED FEBRUARY 16, 1960, IN BOOK 768, PAGE 358, AS DOCUMENT NO. 235317;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 28 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOT 28; THENCE WEST 30 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF 15TH AVENUE; THENCE EAST TO THE PLACE OF BEGINNING.

PARCEL 2:

LOT 29 IN BLOCK 3, IN TOLLESTON REAL ESTATE CO'S FIRST ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; AND

THE NORTH HALF OF THAT PART OF THE ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOT 29 VACATED BY CONFIRMATORY RESOLUTION 9762 ADOPTED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GARY ON OCTOBER 18, 1960 AND RECORDED DECEMBER 14, 1961, IN BOOK 817 PAGE 314, AS DOCUMENT NO. 373610; AND

THE EAST HALF OF THE FOLLOWING DESCRIBED PART OF JENNINGS STREET VACATED BY CONFIRMATORY RESOLUTION 9537 ADOPTED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GARY ON DECEMBER 22, 1959, AND RECORDED FEBRUARY 16, 1960, IN BOOK 768, PAGE 358, AS DOCUMENT NO. 235317;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 29 TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE

