

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 055424

2016 AUG 15 PM 2: 35

MICHAEL B. BROWN
RECORDER

After Recording Mail Deed and
Tax Bills to Grantee's Address:
Lake Park II, LLC
10711 America Way, Suite 200
Fishers, IN 46038

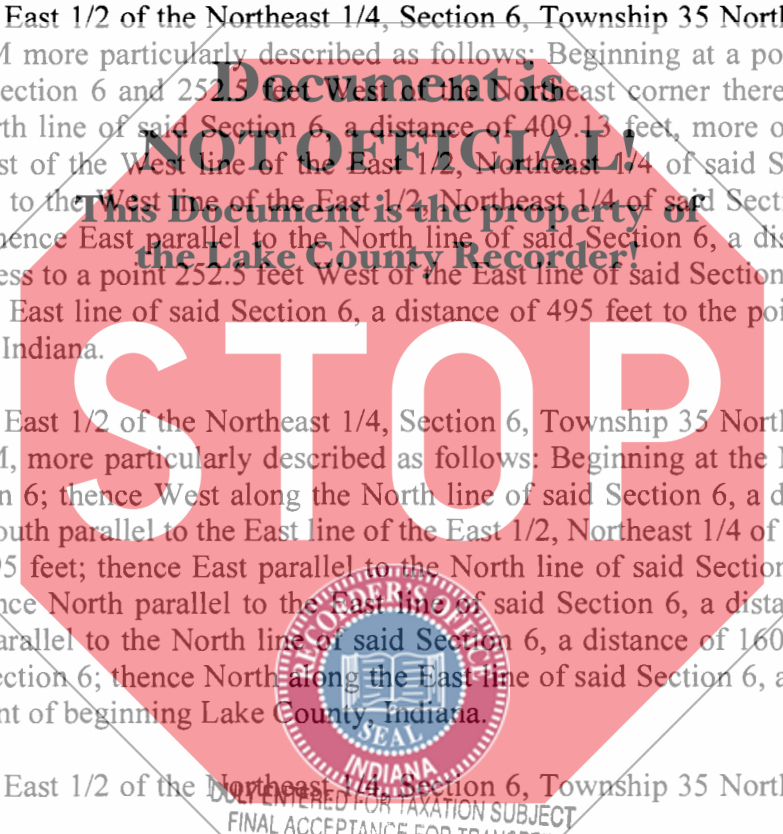
SPECIAL WARRANTY DEED

This Indenture Witnesseth, that **Hanmi Bank, successor-in-interests by merger to United Central Bank** (Grantor), conveys and warrants to **Lake Park II, LLC** ("Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana, to-wit:

Parcel 1: Part East 1/2 of the Northeast 1/4, Section 6, Township 35 North, Range 7 West of the 2nd PM more particularly described as follows: Beginning at a point on the North line of said Section 6 and 252.5 feet West of the Northeast corner thereof; thence West along the North line of said Section 6, a distance of 409.13 feet, more or less to a point 662.5 feet East of the West line of the East 1/2, Northeast 1/4 of said Section 6; thence South parallel to the West line of the East 1/2, Northeast 1/4 of said Section 6, a distance of 495 feet; thence East parallel to the North line of said Section 6, a distance of 408.05 feet more or less to a point 252.5 feet West of the East line of said Section 6; thence North parallel to the East line of said Section 6, a distance of 495 feet to the point of beginning, Lake County, Indiana.

Parcel 2: Part East 1/2 of the Northeast 1/4, Section 6, Township 35 North, Range 7 West of the 2nd PM, more particularly described as follows: Beginning at the Northeast corner of said Section 6; thence West along the North line of said Section 6, a distance of 252.5 feet; thence South parallel to the East line of the East 1/2, Northeast 1/4 of said Section 6, a distance of 495 feet; thence East parallel to the North line of said Section 6 a distance of 92.5 feet; thence North parallel to the East line of said Section 6, a distance of 100 feet; thence East parallel to the North line of said Section 6, a distance of 160 feet to the East line of said Section 6; thence North along the East line of said Section 6, a distance of 395 feet to the point of beginning Lake County, Indiana.

Parcel 3: Part East 1/2 of the Northeast 1/4, Section 6, Township 35 North, Range 7 West



AUG 15 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

1530

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ok. 054008

NO 575780

Kellen and Marie Kellen, husband and wife, Peter F. Kellen and Hazel L. Kellen, husband and wife, Albert F. Dust and Anna J. Heckert, Trustee, under an express Trust by Deed dated April 3, 1956, recorded April 18, 1956 in Deed Record 1027, page 209 and Jeanette Kellen Zinnen in an instrument dated October 9, 1971 and recorded November 12, 1971 in Instrument No. 123685, in the Office of the Recorder of Lake County, Indiana. As shown on the survey prepared by Torrenga Surveying, LLC, dated May 16, 2016, and last revised 8-5, 2016, as Job No. 2016-0196; (b) Easement for underground and overhead electrical lines and associated rights granted to Northern Indiana Public Service Company by Gary National Bank, as Trustee under Trust #P5001 in an instrument dated December 26, 1973 and recorded February 5, 1974 in Instrument No. 238491, in the Office of the Recorder of Lake County, Indiana, as shown on the Survey; (c) Terms and provisions of Environmental Disclosure For Transfer Of Real Property set out in an instrument by and between Northwest Indiana Surgical Center, LLC and United Central Bank recorded April 17, 2014 in Instrument Number 2014-021741, in the Office of the Recorder of Lake County, Indiana; (d) Utility Easement in favor of the City of Hobart recorded November 4, 1971 as Instrument 123685; (e) 75 foot right of entry; setback and use restrictions, possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Little Cal River Basin, a legal drain established in accordance with I.C. 36-9-27-33; and (f) all matters disclosed by an ALTA/NSPS survey made by Torrenga Surveying, LLC on May 16, 2016, and last revised 8-5, 2016, designated Job No. 2016-0196.

All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor. The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full company capacity to convey the real estate described herein; and that all necessary company action for the making of this conveyance and grant has been duly taken.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]



of the 2nd PM, described as follows: Beginning at a point on the East line of said Section 6 and 495 feet Southerly of the Northeast corner thereof; thence North 90 degrees 00 minutes 00 seconds West and parallel to the North line of said Section 6 a distance of 472.29 feet; thence South 01 degrees 17 minutes 00 seconds East and parallel to the East line of said Section 6, a distance of 45.00 feet; thence South 67 degrees 16 minutes 00 seconds East, a distance of 516.92 feet more or less to the East line of said Section 6; thence North 01 degree 17 minutes 00 seconds West along the East line of said Section 6, a distance of 244.81 feet to the point of beginning, Lake County, Indiana.

Such Property formally contained the following Parcel Numbers:

45-13-06-227-001.000-018,
45-13-06-227-007.000-018,
45-13-06-227-008.000-018,
45-13-06-227-009.000-018, and
45-13-06-227-011.000-018,

But all the above Parcel Numbers have been merged into Parcel Number 45-13-06-227-001.000-018,

Commonly known as 1000 S. Lake Park Avenue, Hobart, Indiana,

Subject to (i) rights of tenants in possession of the property, not shown by public records; (ii) easements, or claims of easements, not shown by the public records; (iii) any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the ALTA/ACSM land title survey standards for commercial/industrial property; (iv) any lien, or right to lien, for services, labor, or material hereafter furnished, imposed by law and not shown by the public records; (v) real estate taxes for the year 2016 payable in 2017 that are a lien not yet due and payable and all subsequent years; (vi) possible municipal storm water assessments and/or sewer assessments which may be levied by the municipality or county, if any; (vii) rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes; (viii) rights of way for drainage tiles, ditches, feeders and laterals, if any; (ix) zoning ordinances affecting said property; (x) all other easements, covenants, restrictions, and matters of public record, including but not limited to (a) Easement for a sanitary sewer and associated rights granted to City of Hobart, Indiana by Cornelius P.

In Witness Whereof, Grantor has executed this deed this 5th day of August, 2016.

HANMI BANK, successor-in-interests by merger to United Central Bank

By: [Signature]
Name: Mr. & Mrs. "Mike" Park
Printed Name: BVP & CEO

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.

HANMI BANK, successor-in-interests by merger to United Central Bank

By: [Signature]
Name: Mr. & Mrs. "Mike" Park
Printed Name: BVP & CEO

ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____

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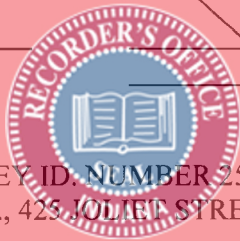
Before me, a Notary Public in and for the said County and State, personally appeared _____, as _____ of **Hanmi Bank, successor-in-interests by merger to United Central Bank**, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this _____ day of August, 2016.

See attached

My Commission Expires: _____
My County of Residence: _____, Notary Public

THIS DOCUMENT PREPARED BY:
JAMES M. YANNAKOPOULOS, ATTORNEY ID. NUMBER 25164-45
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On Aug 5th, 2016 before me, Wan Soo Kim, Notary Public
(insert name and title of the officer)

personally appeared Min Song Parkas CW, Hamm Bank,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



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