

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 AUG 26 AM 11:09

MICHAEL B. BROWN  
RECORDER

2016 058466

Parcel Numbers: 45-12-03-307-006.000-030  
45-12-03-307-002.000-030

**SPECIAL WARRANTY DEED**

**THE GRANTOR, EDGEWOOD TERRACE REAL ESTATE LIMITED PARTNERSHIP**, an Illinois limited partnership, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND WARRANTS** to **CLOISTERS APARTMENTS LIMITED PARTNERSHIP**, an Illinois limited partnership, of the Village of Schaumburg, County of Cook, State of Illinois, the following described Real Estate situated in the County of Lake, in the State of Indiana, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Together with the tenements and appurtenances thereto belonging.

Address of Property: 220 and 230 E. 59<sup>th</sup> Avenue,  
5840, 5850, 5860 and 5870 Pennsylvania Street  
Merrillville, IN 46410

The warranties of title by Grantor hereunder is limited to its own acts and deeds and those of persons claiming by, through and under Grantor and not otherwise.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this deed; that Grantor has full limited partnership capacity to convey the real estate described herein; and that all necessary limited partnership action for the making of such conveyance has been taken and done.

Dated this 10<sup>th</sup> day of August 2016.

[SIGNATURE PAGE ATTACHED HERETO] DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

NO ADDITIONAL DISCLOSURE NEEDED

Approved Assessor's Office

By: 

25544  
AUG 26 2016  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

26-  
17074  
RM





**This instrument prepared by:**

Christopher D. Oakes, Indiana Attorney No.:28919-45  
Cox, Oakes & Associates, Ltd.  
1051 Perimeter Drive, Suite 550, Schaumburg, Illinois 60173.

**Upon recording, mail to:**

Christopher D. Oakes  
Cox, Oakes & Associates, Ltd.,  
1051 Perimeter Drive, Suite 550, Schaumburg, Illinois 60173

**Send subsequent tax bills to:**

Cloisters Apartments Limited Partnership  
c/o Cox, Oakes & Associates, Ltd.,  
1051 Perimeter Drive, Suite 550, Schaumburg, Illinois 60173

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. – Christopher D. Oakes

L:\Data\SHARED\CLIENTS\00 - EPM\9897 - Edgewood Group, LLC\Special Warranty Deed -- Edgewood Terrace Real Estate to Cloisters Apts.docx

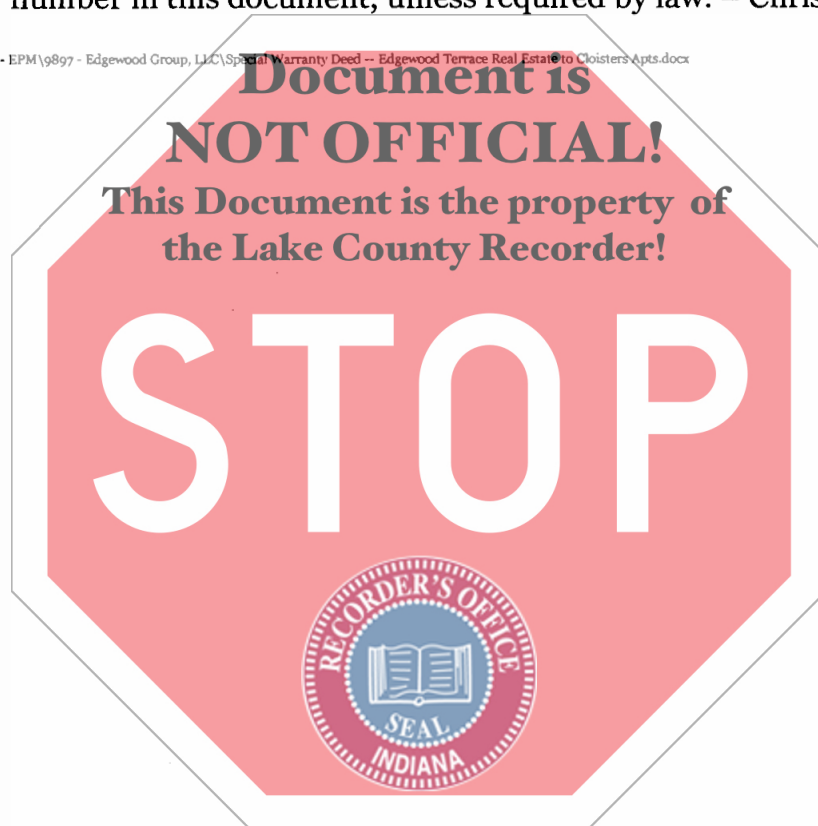


EXHIBIT  
LEGAL DESCRIPTION

PARCEL 1:

All of Block 6, Gross Park Addition, as shown in Plat Book 20, Page 59, in the Office of the Recorder of Lake County, Indiana, along with the vacated North and South alley through said Block and including also the East Half of vacated Connecticut Street and the West Half of vacated Pennsylvania Street adjoining said Block, all in Ross Township, Lake County, Indiana, EXCEPTING THEREFROM the North 160.00 feet, AND ALSO EXCEPTING THEREFROM the South 315.00 feet of the North 475.00 feet, EXCEPT the East 135.00 feet of the said 315.00 feet.

PARCEL 1A:

The North Half of the North Half of vacated 59th Avenue adjoining all of Block 6 on the South and adjoining the vacated North and South alley through said Block and also adjoining the East Half of vacated Connecticut Street and vacated Pennsylvania Street adjoining said Block, Gross Park Addition, as shown in Plat Book 20, Page 59, in Ross Township, Lake County, Indiana.

PARCEL 2:

The North 475.00 feet of the following described tract: All of Block 6, Gross Park Addition, as shown in Plat Book 20, Page 59, in the Office of the Recorder of Lake County, Indiana, along with the vacated North and South alley through said Block and including also the East Half of vacated Connecticut Street and the West Half of vacated Pennsylvania Street adjoining said Block, all in Ross Township, Lake County, Indiana; EXCEPTING from said North 475.00 feet, the North 318.00 feet thereof, ALSO EXCEPTING THEREFROM the East 316.00 feet of the South 92.00 feet thereof, AND ALSO EXCEPTING THEREFROM the East 150.00 feet of the North 65.00 feet of the South 157.00 feet thereof.

PARCEL 3:

An Easement for Parking Purposes as granted in Reciprocal Easement Agreement (Parking Lots) dated August 31, 1983 and recorded October 21, 1983 as Document No. 730573, made by and between Paul Jankovich, Margaret Jankovich, Nick Jankovich and Winifred Jankovich (Grantors) and Lake County Trust Company, as Trustee under a Trust Agreement dated November 21, 1977, known as Trust Number 2623 (Grantee), over, across and upon the following described real estate: The South 65.00 feet of the North 318.00 feet of Block 6, Gross Park Addition, as shown in Plat Book 20, Page 59, in



Lake County, Indiana along with the vacated North and South alley through said Block and including also the halves of vacated Connecticut Street and vacated Pennsylvania Street adjoining said Block, EXCEPTING THEREFROM the East 150.00 feet AND ALSO EXCEPTING THEREFROM the West 27.00 feet.

PARCEL 4:

A Non-Exclusive Easement for ingress and egress as granted in Easement Agreement dated August 31, 1983 and recorded October 21, 1983 as Document No. 730574 made by and between Michael Jankovich and Paul Jankovich (Grantors) and Paul Jankovich, Margaret Jankovich, Nick Jankovich, Winifred Jankovich and Lake County Trust Company, as Trustee under a Trust Agreement dated November 21, 1977, known as Trust No. 2623 (Grantees) over, above and across the following described real estate: Part of the Southwest Quarter of Section 3, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana described as beginning at the intersection of the South line of 58th Avenue and the center line of vacated Pennsylvania Street; thence South along the centerline of vacated Pennsylvania Street, 185.00 feet; thence East and parallel with said South line, 19.00 feet; thence North and parallel with said centerline, 185.00 feet; thence West along said South line (extended East), 19.00 feet to the point of beginning.

PARCEL 5:

Easements for ingress and egress as granted in Easement Agreement (Ingress-Egress) dated August 31, 1983 and recorded October 21, 1983 as Document No. 730575 made by and between Paul Jankovich, Margaret Jankovich, Nick Jankovich and Winifred Jankovich (Grantors) and Lake County Trust Company, as Trustee under a Trust Agreement dated November 21, 1977 and known as Trust No. 2623 (Grantee) over, above and across the following described real estate:

ACCESS EASEMENT NO. 1: The West 15.00 feet of the South 65.00 feet of the East 150.00 feet of the North 383.00 feet of Block 6, Gross Park Addition, as the same appears of record in the Office of the Recorder of Lake County, Indiana along with the vacated North and South alley through said Block and including also the half of vacated Connecticut Street and vacated Pennsylvania Street adjoining said Block, all in Ross Township, Lake County, Indiana.

ACCESS EASEMENT NO. 2: The West 16.00 feet of the North 253.00 feet and the West 27.00 feet of the South 65.00 feet of the North 318.00 feet of all of Block 6, Gross Park Addition, as the same appears of record in the Office of the Recorder of Lake County, Indiana, along with the vacated North and South alley through said Block and including also the halves of vacated Connecticut Street and vacated Pennsylvania Street adjoining said Block, all in Ross Township, Lake County, Indiana.

ACCESS EASEMENT NO. 3: The East 15.00 feet of the North 160.00 feet and the South 16.00 feet of the North 160.00 feet of the West 32.00 feet of the East 47.00 feet of all of Block 6, Gross Park Addition, as the same appears of record in the Office of the

Recorder of Lake County, Indiana along with the vacated North and South alley through said Block and including also the halves of vacated Connecticut Street and vacated Pennsylvania Street adjoining said Block, all in Ross Township, Lake County, Indiana.

ACCESS EASEMENT NO. 4: Part of the Southwest Quarter of Section 3, Township 35 North, Range 8 West of the 2nd P.M., Lake County, Indiana described as beginning at the intersection of the South line of 58th Avenue and the centerline of vacated Pennsylvania Street; thence South along the centerline of vacated Pennsylvania Street, 185.00 feet; thence East and parallel with said South line, 19.00 feet; thence North and parallel with said centerline, 185.00 feet; thence West along said South line (extended East), 19.00 feet to the point of beginning.

PARCEL 6:

That part of Block 6, Gross Park Addition, as shown in Plat Book 20, Page 59, in the Office of the Recorder of Lake County, Indiana along with the vacated North and South alley through said Block and including also the East Half of vacated Connecticut Street and the West Half of vacated Pennsylvania Street adjoining said Block, all in Ross Township, Lake County, Indiana more particularly described as beginning at the intersection of the South line of 58th Avenue and the centerline of said vacated Pennsylvania Street; thence South along the centerline of said vacated Pennsylvania Street, 160.00 feet; thence West and parallel with the South line of said 58th Avenue, 135.00 feet; thence South and parallel with the centerline of said vacated Pennsylvania Street, 315.00 feet; thence West and parallel with the South line of said 58th Avenue, 181.00 feet; thence North and parallel with the centerline of said vacated Pennsylvania Street, 92.00 feet; thence East and parallel with the South line of said 58th Avenue, 166.00 feet; thence North and parallel with the centerline of said vacated Pennsylvania Street, 130.00 feet; thence West and parallel with the South line of said 58th Avenue, 155.05 feet; thence South and parallel with the centerline of said vacated Pennsylvania Street, 65.00 feet; thence West and parallel with the South line of said 58th Avenue, 27.00 feet to the centerline of said vacated Connecticut Street; thence North along the centerline of said vacated Connecticut Street 318.00 feet to the South line of said 58th Avenue; thence East along the South line of said 58th Avenue, 332.10 feet to the point of beginning.

