

2017 003404

FILED FOR RECORD

2017 JAN 18 AM 11:11

MICHAEL B. BROWN
RECORDER

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MAIL TAX BILLS TO GRANTEE'S
CURRENT ADDRESS AT:

MGR Development, LLC
9 South 151 Skylane Drive
Naperville, Illinois 60564

RETURN TO:

Leo M. Flanagan, Jr.
85 Market Street
Elgin, Illinois 60123

LIMITED LIABILITY COMPANY WARRANTY DEED

16033480m

THIS INDENTURE WITNESSETH THAT **M.G.W. LEASING, LLC** (the "Grantor")
CONVEYS AND WARRANTS to **MGR DEVELOPMENT LLC**, in consideration of the
sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and
sufficiency of which is hereby acknowledged, the following described real estate
situated in Lake County, in the State of Indiana, to-wit:

CHICAGO TITLE INSURANCE COMPANY

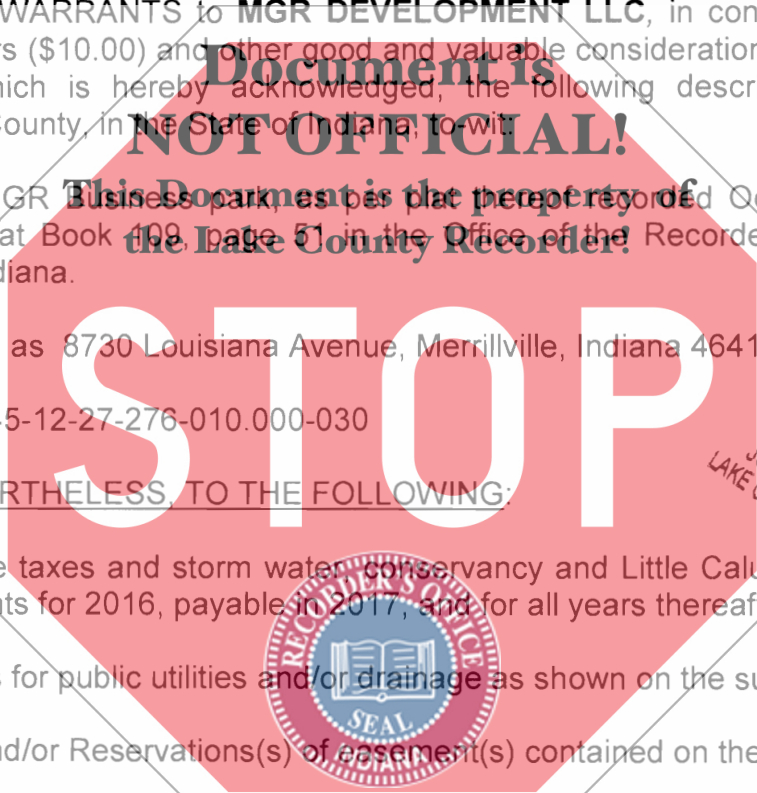
Lot 2 in MGR Business park, as per plat hereof recorded October 26,
2016 in Plat Book 408, page 51 in the Office of the Recorder, of Lake
County, Indiana.

Commonly known as 8730 Louisiana Avenue, Merrillville, Indiana 46410.

Tax Parcel No.: 45-12-27-276-010.000-030

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes and storm water conservancy and Little Calumet River Basin assessments for 2016, payable in 2017, and for all years thereafter.
2. Easements for public utilities and/or drainage as shown on the subdivision plats.
3. Grant(s) and/or Reservations(s) of easement(s) contained on the subdivision plats.
4. Building setback requirements as shown on the subdivision plats.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JAN 18 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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CH# 18 20 501645
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5. Covenants, conditions, and restrictions contained in the plat of Northwest Industrial Park, recorded in Plat Book 68 page 31 and in the plat of Southlake Industrial Park recorded in Plat Book 47 page 70.
6. Agreement for Drainage dated September 30, 1904 and recorded December 23, 1904 in Miscellaneous Record 37 page 50, made by and between Andrew A. Sauerman, D.A. Root, Jacot Wirtz, Christian Adank and Margaret T. Pettibone.
7. Easement for water mains and appurtenances thereto in favor of Gary-Hobart Water Corporation dated June 21, 1977 and recorded July 20, 1977 as Document Number 418291.
8. Right of way grant, conditions and restrictions made by Anna D. Friedrich and Edwin H. Friedrich, husband and wife, to Chicago District Electric Generating Corporation for electrical transmission utilities, recorded January 11, 1957 in Miscellaneous Record 681 page 530, as Document Number 2247.
9. Right of way grant, conditions and restrictions made by Larry A. Holmes and Edythe J. Holmes, his wife to Commonwealth Edison Company for electrical Transmission utilities, recorded July 1, 1957 in Miscellaneous Record 695 Page 554, as Document Number 37536.
10. Covenants, Conditions, Restrictions, Easements and building lines as shown in the Plat of MGR Business Park recorded in Plat Book 109, Page(s) 51.
11. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

The undersigned persons executing this Deed represent and certify on behalf of Grantor that the undersigned have been duly authorized and fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

