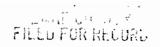
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MICHAEL B. BROWN RECORDER

MAIL TAX BILLS TO GRANTEE'S **CURRENT ADDRESS AT:**

MGR Development, LLC 9 South 151 Skylane Drive **RETURN TO:**

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

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; forwit A L.

Lot 2 in MGR Businessoparkness per place thereoe responded october 2016 in Plat Book (103) Inage To in the Office of the County, Indiana.

Commonly known as 8730 Laure Tax Parcel No.

OT OUN ENTER SON TAXATON SUBJECT

SUBJECT, NEVERTHELESS, TO THE FOLLOWING

- Real estate taxes and storm water conservancy and Little Calumet River Basin 1. assessments for 2016, payable 102017, 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 exement(s) contained on the subdivision plats.
- 4. Building setback requirements as shown on the subdivision plats.

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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 Edision 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.

 the Lake County Recorder!
- 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.

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 17 th day of November, 2016.	
V	M.G.W. Leasing, LLC, by the Gregory W. Valker Revocable Living Trust U/T/A dated April 19, 1999, Member
E	Gregory W. Walker, Trustee
N	M.G.W. Leasing, LLC
E	By: Michael S. Walker, Member
STATE OF INDIANA)	
COUNTY OF LAKE Document is	
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gregory W. Walker as Trustee of the Gregory W. Walker Revocable Living Trust U/T/A dated April 19,11999, a Member of M.G.W. Leasing, L.C. who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true. WITNESS my hand and notarial sea this 17 th day of November, 2016.	
	JACALYN L SMITH Notary Public
My Commission Expires:	Seal Notary Public - State of Indiana Lake County My Commission Expires Jan 10, 2024
County of Residence	
I affirm, under the penalties for penury, that I have taken reasonable care to redact each Social Security number in this document, unless hecuired by law. Glenn R. Patterson.	
This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410	
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