

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 006187

2017 JAN 27 AM 8:43

MICHAEL B. BROWN
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That MUNSTER CALUMET CENTER LLC (Grantor), a limited liability company organized and existing under the laws of the State of New Jersey, CONVEYS AND WARRANTS to MARGOLIS ENTERPRISES, LLC, a New Jersey limited liability company (Grantee), an Indiana limited liability company, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Parcel 1:

Lot 4 in Calumet Munster Shopping Center Subdivision, as per plat thereof, recorded in Plat Book 93, page 94, in the Office of the Recorder of Lake County, Indiana.

Parcel 2:

The easements appurtenant to and for the benefit of Parcel 1, contained in that certain Operation and Easement Agreement between Target Corporation and Calumet Munster Shopping Center, LLC, dated 2003 and recorded July 11, 2003 as Instrument No. 2003 071891, and re-recorded March 11, 2004 as Document No. 2004 020932.

Subject to all taxes now due and not yet payable and thereafter and subject to any and all easements, agreements and restrictions of record as shown on Exhibit "A" attached hereto. The real estate is commonly known as 8003 Calumet Avenue, Munster, Indiana 46321. Tax bills should be sent to Grantee at the address indicated below.

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

FNF-16-009478

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 25 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

000397

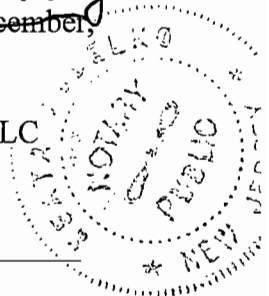
AMOUNT \$ 22-
CASH _____ CHARGE _____
CHECK # 1820602050
OVERAGE _____
COPY _____
NON-COM _____
CLERK BM

M

IN WITNESS WHEREOF, Grantor has executed this deed this 6 day of ^{January} ~~December~~, 2016. 7

Beata Pudelko
Notary Public
New Jersey
My Commission Expires 4-3-2019
No. 2004277

MUNSTER CALUMET CENTER LLC
By: [Signature]
Barry Segal, Manager
"Grantor"



STATE OF New Jersey
COUNTY OF Somerset
Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Barry Segal, the Manager of MUNSTER CALUMET CENTER LLC, a New Jersey limited liability company, who acknowledged execution of the foregoing Limited Liability Company Warranty Deed as such Manager for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this 6th day of ^{January} ~~December~~, 2016. 7

My Commission Expires: 4-3-19
[Signature]
Signature Notary Public

My County of Residence: Union
Beata Pudelko
Printed Signature Notary Public



This instrument prepared by Steven J. Glazier, Attorney at Law, COHEN GARELICK & GLAZIER, 8888 Keystone Crossing Blvd., #800, Indianapolis, IN 46240; Tele.: (317) 573-8888; Fax: (317) 574-3855; E-Mail: sglazier@cgglawfirm.com.

Return Deed to Grantee at Grantee's Address at: 141 Pearl Brook Drive, Clifton, NJ 07013.
Send Tax Bills to Grantee at Grantee's Address at: 141 Pearl Brook Drive, Clifton, NJ 07013.

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. Steven J. Glazier, Attorney

EXHIBIT "A"

- Taxes for 2016 due and payable 2017, a lien, but not yet due and payable and taxes for all subsequent years, which are not yet a lien. (Lot 4)
- Grant of easements for sewer and utility as set forth in instrument dated July 20, 1959 and recorded January 7, 1960 in Miscellaneous Record 762, page 367, as Document No. 228095, and shown on the Survey by John Stuart Allen, RLS No. LS29900011, dated November 23, 2016 and last revised _____ and designated Job No. 2016-0715 (hereinafter the "Survey").
- Easements for gas mains granted to Northern Indiana Public Service Company, Inc. dated March 25, 1964 and recorded April 18, 1964, in Miscellaneous Record 893, page 469, as Document No. 557928, and shown on the Survey.
- Easements for electric lines granted to Northern Indiana Public Service Company, Inc. dated March 25, 1964 and recorded April 18, 1964, in Miscellaneous Record 893, page 472, as Document No. 557929, and shown on the Survey.
- Easement for general utility purposes granted to Town of Munster, Lake County, Indiana dated August 11, 1964 and recorded November 20, 1964, in Miscellaneous Record 913, page 87, as Document No. 594663, and shown on the Survey.
- Covenants, conditions, restrictions and easements contained in the Declaration of Cross Easements and Party Wall dated February 20, 1964 and recorded March 6, 1964, in Miscellaneous Record 889, page 477, as Document No. 549687. Any covenant, condition, or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and other to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
- Covenants, conditions, restrictions and easement as shown on the plat of Calumet Munster Shopping Center Subdivision recorded in Plat Book 93, page 94. Easements are shown on the Survey.
- Terms, provisions, conditions, covenants, restrictions and easements contained in Operation and Easement Agreement by and between Target Corporation, a Minnesota corporation and Calumet Munster Shopping Center, LLC, an Illinois limited liability company dated June 27, 2003 and recorded July 11, 2003 as Document No. 2003 071981 and re-recorded March 11, 2004 as Document No. 2004 020932. Easements are shown on the Survey. Any covenant, condition, or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and other to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
- Declaration of Restrictive Covenant by St. Andrews Properties, Inc., an Illinois corporation as Agent for Munster Shopping Center Limited Partnership dated October 16, 1991 and recorded August 16, 1993 as Document No. 93053414.
- Declaratory Resolution of the Munster Redevelopment Commission, Resolution No. 002, designating the Ridge Road/Calumet Avenue Economic Development Area recorded March 29, 2007 as Document No. 2007 026126. Resolution Modifying and Confirming the Resolution of the Munster Redevelopment Commission Adopted February 20, 2007, as amended Entitled "

Declaratory Resolution of the Munster Redevelopment Commission", Resolution No. 004, recorded March 29, 2007 as Document No. 2007 026129. Resolution No. 003 - A Resolution Amending Declaratory Resolution No. 002, recorded March 29, 2007 as Document No. 2007 026130. Resolution No. 1804, Town Council of the Town of Munster, Indiana, Regarding the Establishment of the Ridge Road/Calumet Avenue Economic Development Area recorded March 29, 2007 as Document No. 2007 026131. Resolution No. 1802, Munster Town Council, Approving A Declaratory Resolution and Economic Development Plan of the Redevelopment Commission of the Town of Munster, Indiana, and Approving the Order of the Munster Plan Commission recorded March 29, 2007 as Document No. 2007 026132.

- Lease, and terms and provisions contained therein, by and between Lake County Trust Company, Trustee, as Lessor, and Wendy's International, Inc., an Ohio corporation, as Lessee, as evidenced by Memorandum of Lease dated May 2, 1997, and recorded May 6, 1997, as Document No. 97028546, and shown on the Survey. Subordination, Non-Disturbance and Attornment Agreement dated August 17, 2016 and recorded September 9, 2016 as Document No. 2016-061385.

