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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043248

2017 JUL 14 AM 10:17

MICHAEL B. BROWN  
RECORDER

After recording return to:  
GW Hammond IN, LLC  
c/o Mitch Goltz  
2211 N. Elston Ave., Suite 304  
Chicago, IL 60614

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH that AGORNGA INDIANAPOLIS BOULEVARD REAL ESTATE, LLC, an Indiana limited liability company, ("Grantor"), conveys to GW Hammond IN, LLC, an Illinois limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real property located in Lake County, Indiana, which is more particularly described on Exhibit A, attached hereto and incorporated herein (the "Real Estate").

The conveyance of the Real Estate is subject to (i) the lien for real estate taxes and assessments, (ii) all rights-of-way, easements, restrictions, limitations, conditions, covenants, rights, duties, obligations, agreements and other matters apparent or of record, (iii) all applicable local, state and federal laws, ordinances and regulations, including but not limited to building and zoning laws, and (iv) all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate.

Grantor, as Grantor's sole warranty herein, warrants to Grantee and Grantee's successors and assigns, that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth above, and that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the lawful claims of all persons claiming title to the Real Estate (or any part thereof) by, through or under Grantor, but not otherwise.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that the undersigned is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this Special Warranty Deed; that Grantor has full power and authority to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

[Signature page follows.]

**FIDELITY NATIONAL  
TITLE COMPANY**

92010-2428

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

040667

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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HAFN  
CL

IN WITNESS WHEREOF, Grantor has executed this Deed, this 20 day of June, 2017.

GRANTOR:

**Acorn 6A Indianapolis Boulevard Real Estate,  
LLC, an Indiana limited liability company**

By: Sabal Financial Group, L.P.

Its: Manager

**Document is  
NOT OFFICIAL**

By: 

**This Document is the property of  
the Lake County Recorder**

Name:

Kevin B. McKenzie

Vice President of Investments

Title:

**STOP**



“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.”

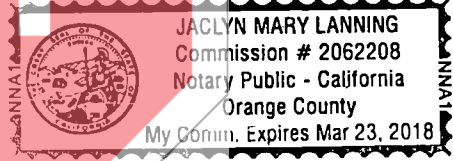
STATE OF CALIFORNIA)  
COUNTY OF ORANGE)

On JUN 20 2017, before me, Jaclyn Mary Lanning, Notary Public,  
personally appeared Kenia H. McKenzie, who proved to me on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/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   
Name: Jaclyn Mary Lanning



Send tax statements to and Grantee's mailing address is:

GW Hammond IN, LLC  
c/o Mitch Goltz  
2211 N. Elston Ave., Suite 304  
Chicago, IL 60614

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. Matthew Watson

This instrument was prepared by: Matthew Watson, c/o Sabal Financial Group, L.P., 4675 MacArthur Court, 15<sup>th</sup> Floor, Newport Beach, CA 92660



## EXHIBIT A

### Legal Description

Parcel 1: Lot 2, in Gateway Promenade First Addition to the City of Hammond, as per plat thereof recorded in Plat Book 103, page 61, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: A non-exclusive easement for ingress and egress dated April 3, 2009 and recorded April 3, 2009, as Document No. 2009 021571 made by BL Holdings, LLC in favor of the five described parcels of real estate in Gateway Promenade First Addition to the City of Hammond, which have the right to use Interstate Plaza Drive pursuant to the terms of that certain Grant of Easement recorded as Instrument No. 17465, over and across that part of the Southeast Quarter of Section 17, Township 36 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing on the East line of Indianapolis Boulevard, 913.10 feet Northwesterly of the thread of the stream of the Little Calumet River located and described in Document No. 481268 recorded May 13, 1963, as measured along said East lines said East lines having a bearing of North 35 degrees 12 minutes 30 seconds West and North 37 degrees 21 minutes West; thence North 37 degrees 21 minutes West along said East line, 60 feet; thence North 52 degrees 39 minutes East, 800 feet; thence South 36 degrees 28 minutes 59 seconds East, 60 feet; thence South 52 degrees 39 minutes West, 800 feet to the place of beginning.

Parcel 3: Ingress and Egress Easements as created by that certain Declaration of Covenants, Reciprocal Easements and Operating Agreement dated March 6, 2009 and recorded May 11, 2009 as Document No. 2009 031086 made by BL Holdings, LLC over those certain access driveways as define therein.

Property Address: 7905-17 Indianapolis Blvd., Hammond, Indiana,

Tax Identification Number: 45-07-17-426-007.000-023