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2017 043845

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 JUL 18 AM 11:41

MICHAEL B. BROWN  
RECORDER

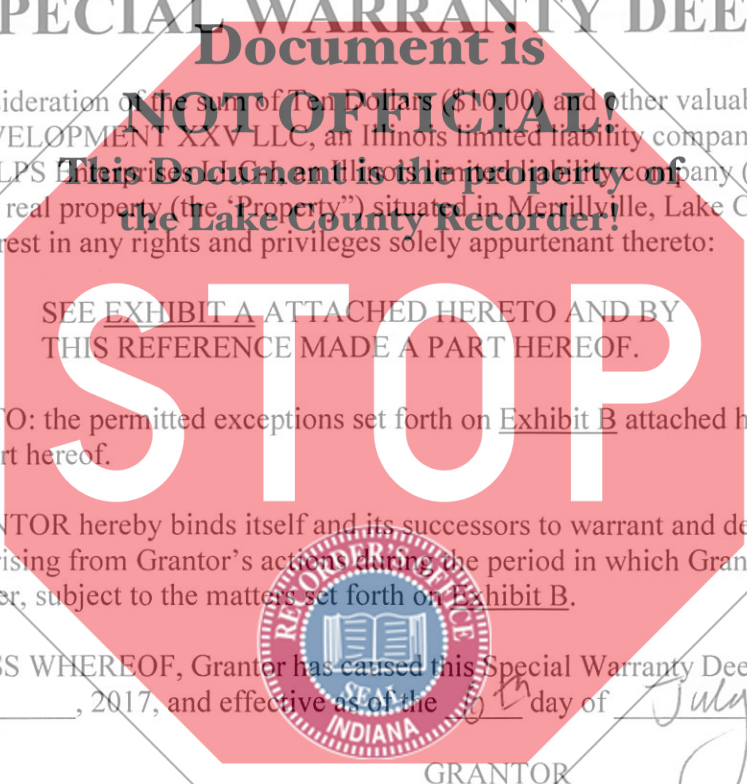
After Recording Return To:

Cross Reference Document #2012-085600

ALPS Enterprises LLC-I  
8779 W. Laraway Road  
Frankfort, Illinois 60423

RETURN TO  
Chicago Title  
Closer: AJ  
File No. 509316

# SPECIAL WARRANTY DEED



For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, NCB DEVELOPMENT XXV LLC, an Illinois limited liability company ("Grantor"), does hereby convey to ALPS Enterprises LLC-I, an Illinois limited liability company ("Grantee"), the following described real property (the "Property") situated in Merrillville, Lake County, Indiana, and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 29th day of June, 2017, and effective as of the 17th day of July, 2017.

GRANTOR

NCB DEVELOPMENT XXV, LLC, an Illinois limited liability company

By: [Signature]  
Name: Linda Weber  
Title: Manager

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 17 2017

JOHN E. PETALAB  
LAKE COUNTY AUDITOR

004035

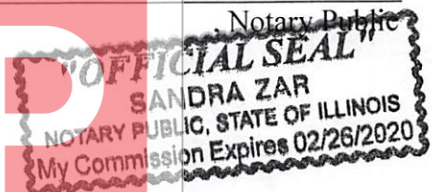
Ⓢ 25.00  
# 10962  
[Signature]

STATE OF ILLINOIS )  
 )  
 ) SS:  
COUNTY OF COOK )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Linda Weber, Manager of NCB Development XXV LLC, and acknowledged the execution of the foregoing Special Warranty Deed to be his on free and voluntary act for the uses and purposes therein.

WITNESS MY HAND AND SEAL this 17th day of June, 2017.

My Commission Expires: 02/26/2020  
County of Residence: Cook



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. Lee I. Lane

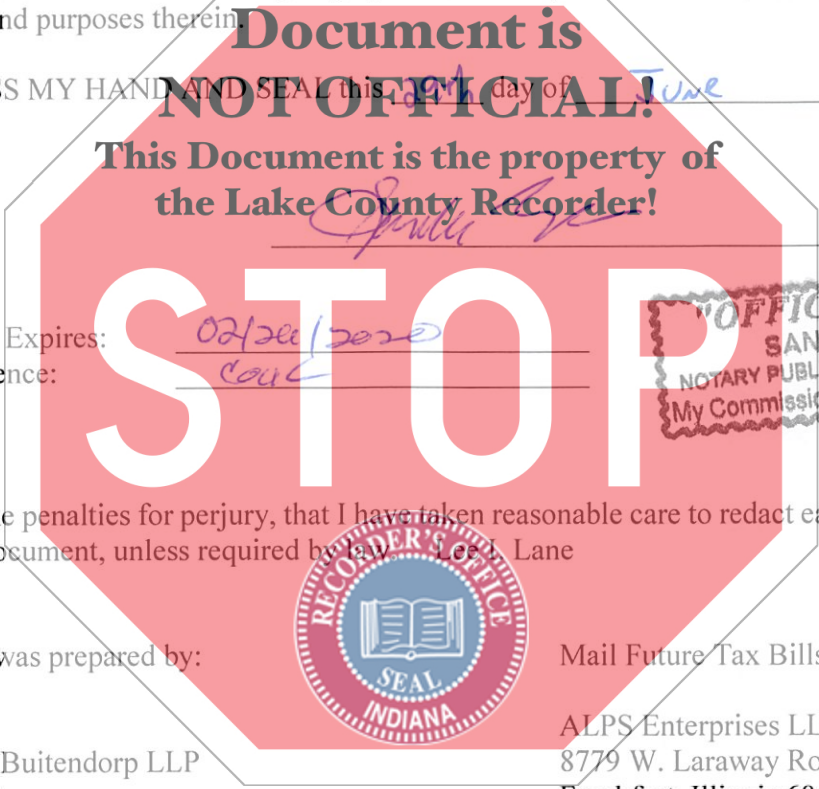
This instrument was prepared by:

Lee I. Lane  
Genetos Lane & Buitendorp LLP  
1000 East 80<sup>th</sup> Place  
Suite 555 North Tower  
Merrillville, Indiana 46410



Mail Future Tax Bills To:

ALPS Enterprises LLC-I  
8779 W. Laraway Road  
Frankfort, Illinois 60423



**EXHIBIT A**

**LEGAL DESCRIPTION**

A parcel of land in the Northwest Quarter of Section 19, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Merrillville, Lake County, Indiana, said parcel described as follows: Beginning at the Northwest corner of said section, thence South 87 degrees 53 minutes 40 seconds East, 221.32 feet along the North line of said Northwest Quarter to the Northwest corner of Fox Moor Unit 1A and 2A, an addition to the Town of Merrillville as shown in Plat Book 103, page 20 in the office of the Recorder of said County; thence the following thirteen courses and distances along the Westerly lines of said Fox Moor, Unit 1A and 2A:

- 1.) South 31 degrees 16 minutes 38 seconds East, 173.42 feet;
- 2.) South 00 degrees 26 minutes 15 seconds East, 165.55 feet;
- 3.) South 87 degrees 53 minutes 40 seconds East, 43.03 feet;
- 4.) South 67 degrees 01 minute 56 seconds East, 79.06 feet;
- 5.) South 75 degrees 54 minutes 47 seconds East, 87.16 feet;
- 6.) South 00 degrees 26 minutes 15 seconds East, 127.94 feet;
- 7.) South 04 degrees 09 minutes 40 seconds West, 60.07 feet;
- 8.) South 00 degrees 26 minutes 15 seconds East, 250.82 feet;
- 9.) South 13 degrees 59 minutes 13 seconds West, 60.63 feet;
- 10.) South 00 degrees 00 minutes 00 seconds West, 66.99 feet;
- 11.) South 63 degrees 58 minutes 35 seconds West, 116.28 feet;
- 12.) South 51 degrees 42 minutes 48 seconds West, 56.49 feet;
- 13.) South 00 degrees 26 minutes 15 seconds East, 251.44 feet; thence North 86 degrees 12 minutes 58 seconds West, 155.42 feet; thence South 00 degrees 26 minutes 15 seconds East, 42.85 feet; thence South 89 degrees 33 minutes 45 seconds West, 185.00 feet to the West line of said Northwest Quarter; thence North 00 degrees 26 minutes 15 seconds West, 131.52 feet along last said West line to the point of beginning, containing 12.04 acres more or less.

**PIN: 45-12-19-151-002.000-030 (part of)**

**Property Address: 7700 Clark Street, Merrillville, IN**

**Grantee's Address: 8779 W. Laraway Road, Frankfort, Illinois 60423**

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2017 due in 2018 and all subsequent taxes.
2. Little Cal River Basin Storm Water Assessment due and payable in 2018 and all such subsequent assessments.
3. Storm Water Merrillville Assessment due and payable in 2018 and all such subsequent assessments.
4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
5. Grant of Easement recorded November 6, 1985 as Instrument Number 827595, by and between First Bank of Whiting as Trustee under Trust No. 1358 and Marathon Petroleum Company.
6. Terms and provisions of Declaration of Rights and Easements recorded July 24, 1973 as Instrument Number 212635, by and between The Broadmoor Corporation and Broadmoor-Oxford Associates, an Indiana Limited Partnership.
7. Partial Release of Easements & Agreement recorded June 17, 2008 as Instrument Number 2008 044273, by and between Buckeye Pipe Line Company, L.P., a Delaware limited partnership and GCC Merrillville Venture, LLC, an Illinois limited liability company.
8. Terms and provisions of Declaration of Rights and Easement Reservation Agreement recorded August 15, 2014 as Instrument Number 2014 049188, by and between NCB Development XXV LLC, an Illinois limited liability company and JARP Investments, LLC, an Illinois limited liability company.
9. Terms and provisions of Encroachment Agreement recorded June 3, 2015 as Instrument Number 2015 034392, by and between Buckeye Pipe Line Company, L.P., a Delaware limited partnership and the City of Crown Point, an Indiana Municipal Corporation.

