

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 057831

2017 AUG 25 AM 11:35

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that 6639 COLUMBIA AVENUE LLC, an Illinois limited liability company ("Grantor") of Cook County in the State of Illinois, CONVEYS(S) AND WARRANT(S) to SAZ PROPERTIES, LLC, an Illinois limited liability company ("Grantee") of 581 William Latham Drive, Suite 100, Bourbonnais, in Kankakee County, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

Lot 2 in 167th Street and Southeastern Avenue Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 107 page 92, in the Office of the Recorder of Lake County, Indiana.

Key/Parcel No. 45-07-07-201-011.000-023

Subject to: See Attached Exhibit A

IN WITNESS WHEREOF, Grantor has executed this deed this 10 day of August, 2017.

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

6639 COLUMBIA AVENUE LLC
By: NEV Management LLC
Its: Manager

By: *[Signature]*
Peter J. Vrdolyak, III, Manager



STATE OF ILLINOIS
COUNTY OF COOK

) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peter J. Vrdolyak, III, manager of NEV Management LLC, the manager of 6639 COLUMBIA AVENUE LLC who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10th day of August, 2017.

Signature *[Signature]*
Printed Jayne L. McGivney, Notary Public
My Commission Expires: _____



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number, in this document, unless required by law. Stephanie Sipola.

Prepared By: Erin O'Brien, Attorney, 55 West Monroe Street, Suite 1700, Chicago, Illinois 60603
Return to: ~~581 William Latham Drive, Suite 100, Bourbonnais, Illinois 60914.~~

P.O. Box 95

The address of such real estate is commonly known as 6639-41 Columbia Ave, Hammond, Indiana. Tax bills should be sent to Grantee at ~~such address unless otherwise indicated.~~ P.O. Box 95, Bourbonnais, IL 60914 sum.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 24 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

031427

(00095860 2)

RETURN TO
Chicago Title
Closer: PE
File No. 503798

25.-

CH# 1820503616

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

1. Little Cal River Basin assessments not yet due or payable.
2. MS4-Hammond Storm Water Assessments not yet due or payable.
3. Taxes for the year 2017 due in 2018 are not yet due and payable.
4. Easement for Construction and Maintenance of Communication systems contained in a grant from Stardust Bowl, Inc., to Illinois Bell Telephone Company and its successors and assigns, dated August 7, 1972 and recorded December 13, 1972 as Document No.180150.
5. Terms and provisions of an Easement as reserved in a Quit Claim Deed dated June 24, 1967 and recorded August 4, 1967 in Deed Record 1352, page 32, as Document No. 716260, for the purpose of a roadway, driveway and passageway, with the right of Ingress and Egress for automobiles and other motor vehicles, for so long as the grantee's premises hereinafter described, shall be and remain used for the restaurant purposes by the grantee, its successors, assigns or grantees, after which said Easement shall cease and come to an end, made by Stardust Bowl, Inc., an Indiana corporation, to King Kastle of Hammond, Inc., an Indiana corporation.
6. Covenants, easements, conditions and restrictions contained in a Non-Exclusive Access Easement Agreement, made by and between 6639 Columbia Avenue, LLC and Gus Iatrides dated November 10, 2014 and recorded November 18, 2014 as Document Number 2014 081373.
7. Covenants, conditions, and restrictions contained in the plat of 167th Street and Southeastern Avenue Addition, recorded in Plat Book 107 page 92.
8. Easement for public utilities and/or drainage as shown on plat.
9. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.
10. Building setback requirements as shown on the plat of the subdivision.
11. Matters shown on survey by Torrenga Surveying, LLC dated July 18, 2016 as Job No. 2016-0426 showing the following:
 - a. adjoining parking spaces lie over the north line of the Land;
 - b. parking spaces lie over the southwest line into the right of way of Southeastern Avenue;
 - c. overhead sign lies over the southwest line of the land with possible rights of others.

