

This is to certify that this is a true and exact copy of the original instrument.
CHICAGO TITLE INSURANCE CO.
Indiana Division

By Burly Cooper

2016 067898

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 OCT -6 PM 2:05
MICHAEL B. BROWN
RECORDER

2017 059395

PREPARED BY:

Jones Day
77 West Wacker Drive
Chicago, Illinois, 60601
Attention: Brian L. Sedlak, Esq.

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, Illinois, 60601
Attention: Andrew T. White, Esq.

** This deed is being re-recorded to correct grantor's name and to correct legal description AS*

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 OCT -5 AM 11:17

MICHAEL B. BROWN
RECORDER

(Space above this line for Recorder's use)

Document is SPECIAL WARRANTY DEED
NOT OFFICIAL!

THIS AGREEMENT is made this 21 day of September, 2016, between FIRST MIDWEST BANK, an Illinois state-chartered bank ("Grantor"), and FMB PORTFOLIO A OWNER, LLC, a Delaware limited liability company ("Grantee").

Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by this present deed REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and its successors and assigns, FOREVER, all the following described real estate, situated in the County of Lake and State of Indiana known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereto in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises,

** Successor by merger, formerly known as Calymet National AS: Bank, a national banking association*

RETURN TO
Chicago Title
Closer:
File No. 488813

~~1820503673~~

** This deed is being re-recorded again to correct an error in the legal description, namely the erroneous inclusion of Lot 2 as a part of the legal description attached hereto.*

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

1820503750

OCT 05 2017

\$25,000

JOHN E. PETALAS
LAKE COUNTY AUDITOR

005528

AS

CHICAGO TITLE INSURANCE COMPANY

2017 067861

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 SEP -30 AM 11:17
MICHAEL B. BROWN
RECORDER

OCT 05 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

015776

~~10805~~

against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on Exhibit B attached hereto.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, EXCEPT AS OTHERWISE SET FORTH HEREIN OR IN THAT CERTAIN AGREEMENT OF SALE AND PURCHASE DATED AS OF SEPTEMBER 12, 2016 BETWEEN GRANTOR AND GRANTEE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

[Signature page follows]

SEND TAX BILLS TO GRANTEE'S ADDRESS IS:

c/o Oak Street Real Capital, LLC

125 S. Wacker Drive, Suite 1220

Chicago, Illinois 60606

Attn: James Hennessey



IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day and year first above written.

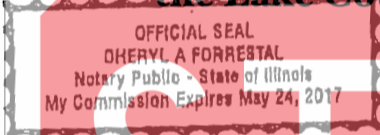
FIRST MIDWEST BANK,
an Illinois state-chartered bank

By: [Signature]
Name: Steven C. Babinski
Title: Vice President and Assistant General Counsel

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS:

BEFORE ME, a notary public, in and for said County and State, appeared Steven C. Babinski, the Vice President and Assistant General Counsel of FIRST MIDWEST BANK, who acknowledged that he, being duly authorized, did execute the foregoing instrument for the purposes therein contained and that the same is the free act and deed of said Illinois state-chartered bank and his free act and deed, on behalf of such Illinois state-chartered bank.

Witness my hand and Notarial Seal, this 21 day of September, 2016,
This Document is the property of the Lake County Recorder!



Notary Public - Signature
[Signature]

My Commission Expires:
May 24, 2017

Notary Public - Printed
My County of Residence:
COOK

DOCUMENT PREPARED BY:

Jones Day
77 West Wacker Drive
Chicago, Illinois, 60601
Attention: Brian L. Sedlak, Esq.



I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law.

Brian L. Sedlak, Esq.

EXHIBIT A TO SPECIAL WARRANTY DEED

~~AJ~~
~~AJ~~
~~103-001-034~~

LEGAL DESCRIPTION

Lot 1 in Final Plat of Subdivision for 820 Joliet Street Re-Subdivision, as per plat thereof, recorded in Plat Book 108, page 87, in the Office of the Recorder of Lake County, Indiana.

PIN: 45-11-18-103-001,000-034

~~45-11-18-103-001,000-034~~ AJ.

(Note: the new parcel number as of tax year 2016 is 45-11-18-103-005,000-034)

Address: 820 Joliet St., Dyer, IN



EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. 2016 ANNUAL MAINTENANCE ASSESSMENTS FOR THE LITTLE CAL BASIN DRAIN, A LIEN NOT YET DUE AND PAYABLE.
2. SECOND INSTALLMENT OF 2015 TAXES AND TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
3. POSSIBLE MUNICIPAL AND/OR SEWER ASSESSMENTS WHICH MAY BE LEVIED BY THE MUNICIPALITY, IF ANY.
4. BASEMENTS FOR DRAINAGE AND UTILITIES AND BUILDING SETBACK LINES AS SET OUT ON PLAT OF CHEKER COMMERCIAL PARK, RECORDED FEBRUARY 6, 1980 IN PLAT BOOK 51, PAGE 100.
5. TERMS AND PROVISIONS AS SET OUT IN ABROGATION AGREEMENT (BY LOT 3 OWNER), RECORDED APRIL 23, 2003 AS INSTRUMENT NO. 2003-041133.
6. EASEMENTS FOR DRAINAGE AND UTILITIES AND BUILDING SETBACK LINES AS SET OUT ON PLAT OF FINAL PLAT OF SUBDIVISION FOR 820 JOLIET STREET RE-SUBDIVISION, RECORDED FEBRUARY 9, 2016 IN PLAT BOOK 108, PAGE 87 AS INSTRUMENT NUMBER 2016 008996.
7. COVENANTS, CONDITIONS AND RESTRICTIONS A SET OUT IN PLAT OF FINAL PLAT OF SUBDIVISION FOR 820 JOLIET STREET RE-SUBDIVISION, RECORDED FEBRUARY 9, 2016 IN PLAT BOOK 108, PAGE 87 AS INSTRUMENT NUMBER 2016 008996.

