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MICHAEL B. BROWN
RECORDER

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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **MUNSTER CALUMET LLC**, an Indiana limited liability company (hereinafter called the "Grantor"), for and in consideration of the payment to it of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEYS AND SPECIALLY WARRANTS** unto **DREAMSPACE MUNSTER LLC**, an Illinois limited liability company (hereinafter called the "Grantee"), having its offices at 15941 S. Harlem Avenue, PMB #108, Tinley Park, IL 60477, the real estate commonly known as 9140 Calumet Avenue, Munster, Indiana, and legally described on **EXHIBIT A** (the "Property"), attached hereto and incorporated herein as if fully re-written, subject to the Permitted Exceptions set forth in **EXHIBIT B**, attached hereto and incorporated herein as if fully re-written, and any actions of the Grantee, and covenants that it will **WARRANT AND DEFEND** the said Property against all persons lawfully claiming, or to claim the Property, by, through or under Grantor.

As a further consideration of the payment of the above sum, the person executing this Special Warranty Deed on behalf of Grantor represents and certifies, for the purpose of inducing Grantee to accept this Special Warranty Deed, that he is the Manager of Grantor and has been fully empowered by the operating agreement of Grantor and proper resolution of Grantor to execute and deliver this deed; that Grantor has full capacity to convey the real estate conveyed by this instrument and that all necessary action for the making of such conveyance has been taken.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its Manager this 15 day of November, 2017.

RETURN TO
Chicago Title
Closer: AJ
File No. 517991

MUNSTER CALUMET LLC,
an Indiana limited liability company

By: [Signature]
Name: Douglas J. Reichl
Manager

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 04 2017

029447

JOHN E. PETALAS
LAKE COUNTY AUDITOR

E

AMOUNT \$ 25,000
CASH _____ CHARGE _____
CHECK# 11165
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY [Signature]

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Wilhelm O. Kreuzer, a Notary Public in and for said county and state, do hereby certify that Douglas J. Reichl, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the Manager of MUNSTER CALUMET LLC, an Indiana limited liability company, appeared before me this day in person and, being first duly sworn, said and acknowledged that he is the Manager of MUNSTER CALUMET LLC, an Indiana limited liability company, and that he respectively signed and delivered said deed as a free and voluntary act of MUNSTER CALUMET LLC, as his own free and voluntary act as such Manager, by authority of said limited liability company for the use and purposes therein set forth and that the representations contained therein are true.

Given under my hand and Notarial Seal this 14 day of November, 2017.



Document is NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

Notary Public

(Printed Name)

My Commission Expires:

March 5, 2021

My County of Residence:

DuPage

Mail real estate tax bills to:

Dreamspace Munster LLC
c/o Cambridge Management, Ltd. AMO
15941 S. Harlem Avenue, PMB #108
Troy Park, IL 60477

This instrument was prepared by:

Jay Levin
J. Levin & Associates, Ltd.
707 Skokie Boulevard, Suite 420
Northbrook, IL 60062

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.

Douglas J. Reichl

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 IN THE RESUBDIVISION OF LOT 1 OF LAKE BUSINESS CENTER SUBDIVISION AS PER PLAT THEREOF RECORDED AUGUST 27, 2013 AS INSTRUMENT NUMBER 2013 063067 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Tax Identification Number: 45-06-25-276-008.000-027

Address: 9140 Calumet Avenue, Munster, Indiana



EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and subsequent years not yet due and payable.
2. Annual maintenance assessments for the Little Cal River Basin Drain/Ditch not yet due and payable.
3. Terms and Provisions of an Easement for underground electrical utilities to Indiana Bell Telephone Company dated August 8, 1988 and recorded October 14, 1988 as Document Number 002400.
4. Easement for ingress and egress adjacent on the West as shown on recorded plat of said subdivision.
5. Easement affecting the East 15 feet as shown on recorded plat of said subdivision.
6. No-Access Easement affecting the East 5 feet as shown on the recorded plat of said subdivision.
7. Easement for electrical utilities measuring 20 feet by 30 feet on the East as depicted by dotted lines and shown on the recorded plat of said subdivision.
8. Covenants, conditions, and restrictions contained in the plat of Lake Business Center Subdivision, recorded on March 14, 2013 in Plat Book 106 page 20 as Instrument No. 2013-019681.
9. Covenants, conditions, and restrictions contained in Declaration of Restrictive Covenant, recorded July 16, 2012 as Document Number 2012 046439.
10. Declaration of Easements, Covenants, Conditions, and Restrictions contained in a document, recorded July 16, 2012 as Document Number 2012 046441; Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions, recorded November 5, 2013 as Instrument No. 2013 081770.
11. Covenants, conditions, restrictions and easements as set out in the plat of the Resubdivision of Lot 1 of Lake Business Center recorded August 27, 2013 in Plat Book 106, Page 55 as Instrument Number 2013 063067.
12. We find of record an Indiana Department of Environmental Management Certificate of Completion issued to Telephone Real Estate Equity Trust recorded October 18, 2000 as Document Number 2000 075158.

13. An unrecorded Commercial Lease dated as of October 1, 2013, by and between Munster Calumet LLC, an Indiana limited liability company, as Landlord and Noodles & Company, a Delaware corporation, as tenant.

14. An unrecorded Store Lease dated as of September 30, 2013, by and between Munster Calumet LLC, an Indiana limited liability company, as Landlord and Meathead Management LLC, an Illinois limited liability company, as Tenant.

