

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 082266

2017 DEC -5 AM 9:34

MICHAEL B. BROWN
RECORDER

**Document is
NOT OFFICIAL!**

LIMITED WARRANTY DEED
This Document is the property of
the Lake County Recorder's
Parcel No(s): 45-07-07201-002.000.023

THIS INDENTURE WITNESSETH, That **Raceway Central LLC**, an Illinois limited liability company ("Grantor"), **Conveys and Specially Warrants** to **Hammond One, LLC**, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 6529 South Columbia Avenue, Hammond IN 46320

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly elected officer(s) of Grantor and has/have been fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

[SIGNATURE ON FOLLOWING PAGE]

RETURN TO
Chicago Title
Closer: AJ
File No. 519805

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 04 2017
Exh F-1
JOHN E. PETALA
LAKE COUNTY AUDITOR

029448

{7036524:}
WEIL:196235739\3176248.0004

\$0dscro
✓#11665 E
JB

IN WITNESS WHEREOF, Grantor has executed this deed this 16 day of November, 2017.

GRANTOR

Raceway Central LLC,
an Illinois limited liability company

By: Central Grocers, Inc.,
an Illinois corporation, its Manager

By: *Donald Harer*
Name: Donald Harer
Title: CRO



ACKNOWLEDGMENT

STATE OF Illinois)
)SS:
COUNTY OF DuPage)

Before me, a Notary Public in and for said County and State, personally appeared Donald Harer, as CRO of Central Grocers, Inc., an Illinois corporation, as Manager of **Raceway Central, LLC**, an Illinois limited liability company, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of November, 2017.

My Commission expires:

10/18/18

Signature

Kimberly A. Reilly



Printed Kimberly A. Reilly
Resident of DuPage County

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!



This instrument was prepared by:

Michael J. Klein, Esq.
McDonald Hopkins LLC
300 North LaSalle Street, Suite 1400
Chicago, Illinois 60654

Upon recording, return to:

Katelyn Ducat
Crosbie Gliner Schiffman Southard & Swanson, LLP
12750 High Bluff Drive, Suite 250
San Diego, California 92130

Send Tax Statements to:

Hammond One LLC
c/o US Charter Ventures II
2532 Santa Clara Avenue, Suite 175
Alameda, CA 94501
Attention: Craig Miott

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

Signature: _____

Printed Name: Michael Klein

EXHIBIT A

TRACT I:

Part of Lot Numbered 2 as shown on the recorded plat of Water Tower Addition to the City of Hammond, recorded in Plat Book 94, Page 77, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Lot 2; thence North 00 degrees 29 minutes 23 seconds East along the East right of way line of Columbia Avenue, a distance of 123.77 feet to the point of beginning; thence South 89 degrees 30 minutes 37 seconds East, a distance of 212.37 feet; thence South 00 degrees 29 minutes 23 seconds West, a distance of 120.43 feet to a point on the South line of said Lot 2; thence North 89 degrees 35 minutes 13 seconds East along the South line of said Lot 2, a distance of 413.62 feet to the Southeast corner of said Lot 2; thence North 00 degrees 29 minutes 23 seconds East, a distance of 575.61 feet; thence North 89 degrees 32 minutes 23 seconds East, a distance of 90.01 feet; thence North 00 degrees 29 minutes 23 seconds East, a distance of 110.02 feet to a point on the South right of way line of 165th Street; thence South 89 degrees 32 minutes 23 seconds West along the South right of way line of 165th Street, a distance of 329.21 feet; thence South 00 degrees 29 minutes 23 seconds West, a distance of 50.01 feet; thence South 89 degrees 32 minutes 23 seconds West, a distance of 4.97 feet; thence South 00 degrees 29 minutes 23 seconds West, a distance of 43.91 feet to a point on a curve concave to the Southeast and having a radius of 398.94 feet; thence Southwesterly along said curve an arc length of 275.71 feet (chord bearing 39 degrees 50 minutes 44 seconds, chord distance of 270.26 feet); thence North 89 degrees 32 minutes 23 seconds East, a distance of 25.94 feet; thence South 00 degrees 29 minutes 23 seconds West, a distance of 221.22 feet; thence North 89 degrees 30 minutes 37 seconds West, a distance of 82.50 feet; thence North 80 degrees 41 minutes 35 seconds West, a distance of 104.38 feet; thence North 89 degrees 30 minutes 37 seconds West, a distance of 50.72 feet to a point on the East right of way line of Columbia Avenue; thence South 00 degrees 29 minutes 23 seconds West along the East right of way line of Columbia Avenue, a distance of 60.00 feet to the point of beginning, all in the City of Hammond, Lake County, Indiana, containing 6.20 acres, more or less.

Parcel No(s). 45-07-201-002.000.023

Property Address: 6529 South Columbia Avenue, Hammond IN 46320

