

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 025810

2019 MAY -3 AM 8:57

MICHAEL B. BROWN
RECORDER

Parcel # 45-03-22-381-016.000-024

RETURN TO
Chicago Title
Closer: AN 1901972
File No.

SPECIAL WARRANTY DEED

NOT OFFICIAL

THIS INDENTURE WITNESSETH, that 4016 MAIN LLC, an Indiana limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars and NO/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, CONVEYS AND SPECIALLY WARRANTS to CS1031 MIDWEST DIALYSIS ST, LLC, a Delaware limited liability company, in its capacity as signatory trustee and on behalf of CS1031 MIDWEST DIALYSIS, DST, a Delaware statutory trust ("Grantee" and Grantee's address is 10900 Nuckols Road, Suite 200, Glen Allen, Virginia 23060), that certain real property located in Lake County, Indiana, being more particularly described on Exhibit A attached hereto and fully made a part hereof (the "Land"), together with all improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor, including but not limited to, all rights, titles and interests, if any of Grantor (all of said Land, property and interest being collectively referred to herein as the "Property"), subject only to those easements, agreements and restrictions of record identified on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns forever.

Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by said Grantor except for the Permitted Exceptions, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against no other.

Grantor hereby certifies that there is no Indiana adjusted gross income tax due at this time or as a result of this conveyance.

DULY ENTERED FOR REVISION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
MAY 14 2019

MAY 02 2019
JOHN E. PETALAS
LAKE COUNTY AUDITOR

041187

\$25000
JTB
E
✓ #12175

[Signature is located on the following page.]

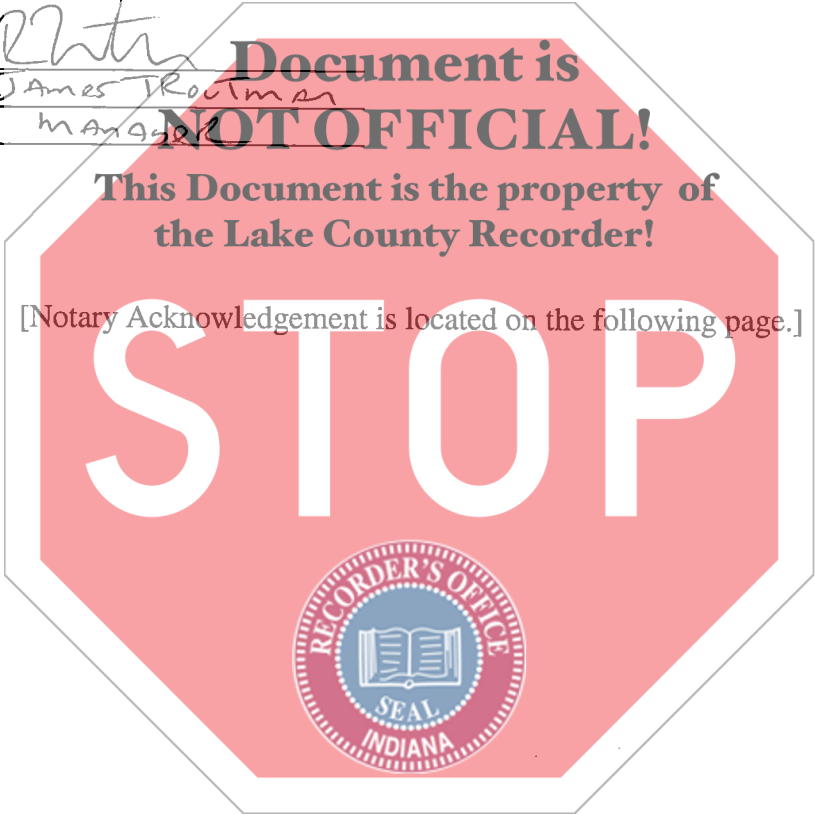


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the date set forth below to be effective April 25, 2019.

GRANTOR:

4016 MAIN LLC,
an Indiana limited liability company

By: [Signature]
Name: James Routman
Title: Manager



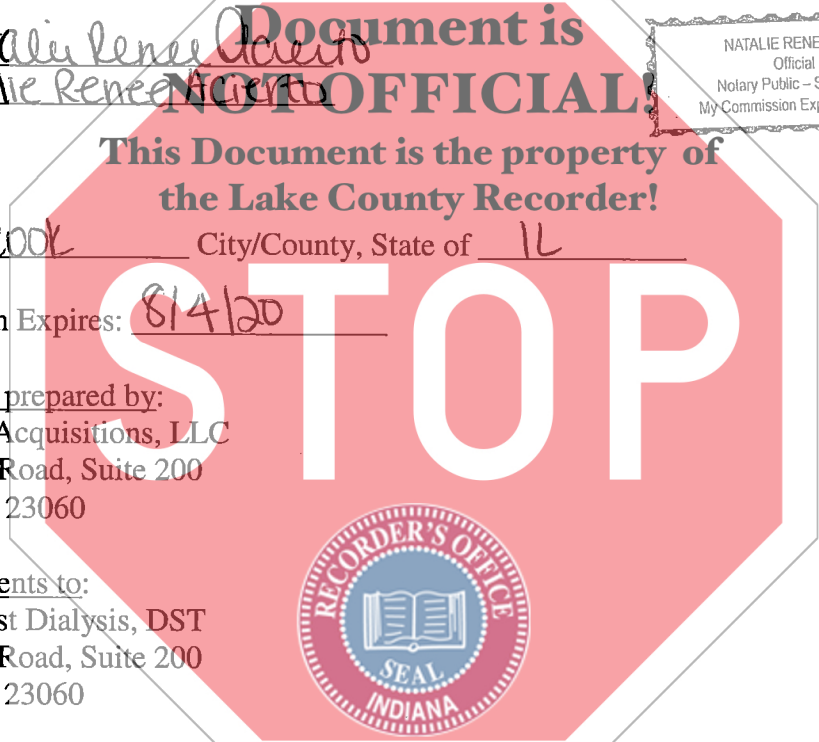
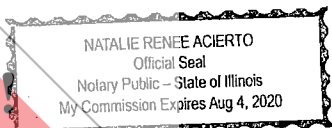
[Notary Acknowledgement is located on the following page.]

STATE OF IL)
) SS:
CITY/COUNTY OF Cook)

Before me, the undersigned Notary Public in and for said City/County and State, personally appeared James Troutman, in his/her capacity as manager of 4016 MAIN LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that any representation therein contained are true.

Witness my hand and Notarial Seal this 15 day of April, 2019.

Signature Natalie Renee Acierro
Printed Natalie Renee Acierro



Resident of Cook City/County, State of IL

My Commission Expires: 8/4/20

This instrument prepared by:
Capital Square Acquisitions, LLC
10900 Nuckols Road, Suite 200
Glen Allen, VA 23060

Send tax statements to:
CS1031 Midwest Dialysis, DST
10900 Nuckols Road, Suite 200
Glen Allen, VA 23060

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.

Printed Name: Jeffrey A. Gregor, Esq.

When recorded, return to:
Chicago Title Insurance Company
CCHI1901141NT
10 South LaSalle Street, Suite 3100
Chicago, Illinois 60603
Attention: Danielle Spencer

EXHIBIT A

The Property

Lots 32 and 40, both inclusive, in Block 15 in Fifth Addition to Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 9, Page 2, in the Office of the Recorder of Lake County, Indiana.

IT BEING the same Property conveyed to Grantor herein by Special Warranty Deed from The City of East Chicago Department of Redevelopment dated May 8, 2018, and recorded on or about May 22, 2018, in the in the Office of the Recorder of Lake County, Indiana as Instrument No. 2018 032118.

Property Address: 4016 Main Street
East Chicago, Indiana 46312

Parcel No: 45-03-22-381-0016.000-024

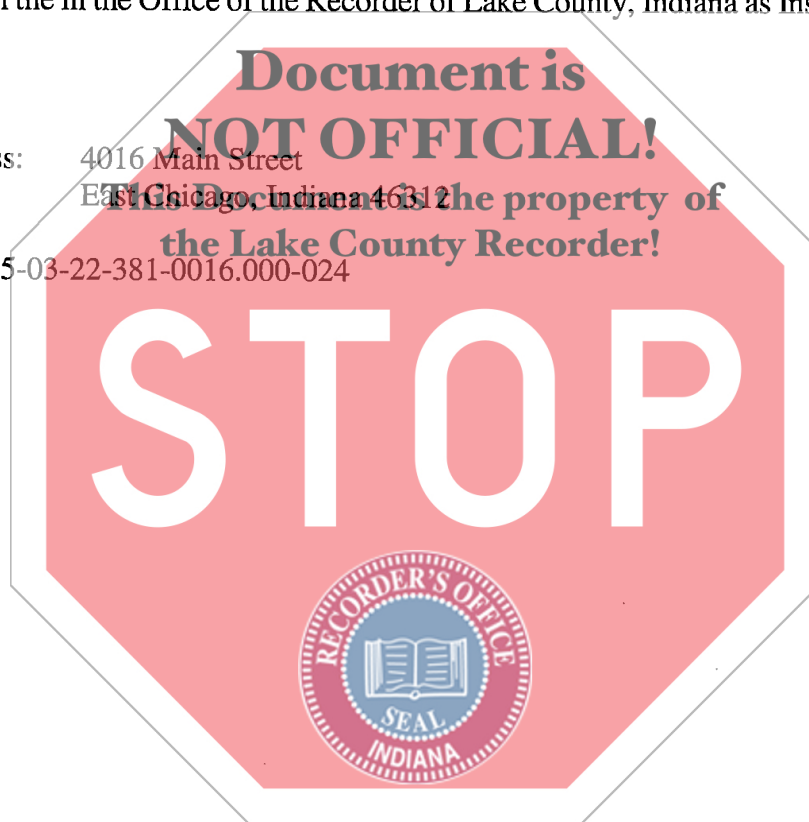


EXHIBIT B

This conveyance of the Property is subject to:

1. Property taxes and assessments not yet due and payable.
2. All liens, claims, encumbrances, rights-of-way, easements, restrictions, limitations, covenants and other matters of record.
3. All zoning, building and other governmental restrictions and regulations.
4. Environmental Restrictive Covenant by the City of East Chicago Department of redevelopment, dated August 17, 2015 and recorded August 17, 2015 as Instrument No. 2015 055194.
5. That certain Lease Agreement dated January 24, 2018, by and between 4016 Main LLC, an Indiana limited liability company as "Landlord", and Fresenius Medical Care NW Indiana, LLC, a Delaware limited liability company as "Tenant"

