

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that on July 25, 2019, 119th Street Venture LLC an Indiana limited liability company ("Grantor") BARGAINS, SELLS and CONVEYS to Talcott Terrace LLC, an Illinois limited liability company ("Grantee") for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate located in Lake County, in the State of Indiana more particularly described on Exhibit A, together with all of the Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances hereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all of the estate, right, title, interest, claim or demand whatsoever either in law or in equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances, (collectively, the "Real Estate"), TO HAVE AND TO HOLD the Property until Grantee, its heirs, successors and assigns forever.

Grantor does covenant, promise and agree that it has not done anything whereby the Real Estate hereby granted is, or may be, encumbered and WILL WARRANT AND DEFEND Grantee and Grantee's successors against the claims and demands of all persons claiming by, through, or under Grantor, subject only to the Permitted Title Exceptions, as described on Exhibit B, attached hereto and made a part hereof.

The undersigned person executing this deed on behalf of Grantor represents and certifies that (s)he is a duly elected officer or authorized representatives of Grantor and has been fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

Signature on Following Page

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27831

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 19 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2019 052358

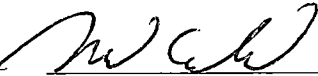
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019-052358

25-15
2288 28431

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the date first above written.

119th Street Venture LLC,
an Indiana limited liability company

By: 
Name: Michael Schaeck
Title: Authorized Signatory



STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared Michael Schack, the Authorized Signatory of 119th Street Venture LLC, who acknowledged execution of the foregoing Special Warranty Deed and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 18th day of July, 2019.

My Commission Expires:

8/29/2020

Dina Jarrett

Notary Public Residing in Cook
County, Illinois

**Document is
NOT OFFICIAL!**



**This Document is the property of
the Lake County Register!**

Dina Jarrett
(Printed Signature)

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. Brett Feinberg

Return Deed to: c/o Kaplan Papadakis & Gournis, P.C.
180 North LaSalle Street, Suite 2108
Chicago, Illinois 60601
Attn: Dean J. Papadakis

Send Tax Statements To: Talcott Terrace LEC
100 South Prospect Avenue, Suite 11
Park Ridge, Illinois 60068

This instrument prepared by Brett Feinberg, Attorney-at-Law
Barack Ferrazzano Kirschbaum & Nagelber LLP, 200 West Madison Street, 39th Floor, Chicago,
Illinois 60606.

' Exhibit A ' .

Legal Description of Real Estate

The Land referred to herein below is situated in the County of Lake, State of Indiana, and is described as follows:

LOTS 1 TO 9, BOTH INCLUSIVE, THE NORTH 5 FEET OF LOT 30 AND ALL OF LOTS 31 AND 32, BLOCK 12, SMITH AND BADER'S SECOND WEST PARK ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM:

A PART OF LOT 1 IN BLOCK 12 IN SMITH AND BADER'S 2ND WEST PARK ADDITION TO THE CITY OF HAMMOND, INDIANA, THE PLAT OF WHICH ADDITION IS RECORDED IN PLAT BOOK 15, PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AS CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED, RECORDED MAY 17, 2006 AS DOCUMENT NO. 2006-042061, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 15 MINUTES 45 SECONDS EAST, 6.308 METERS (20.69 FEET) ALONG THE NORTH LINE OF SAID LOT TO A POINT; THENCE SOUTH 44 DEGREES 25 MINUTES 58 SECONDS WEST 9.085 METERS (29.81 FEET) TO A POINT ON THE WEST LINE OF SAID LOT; THENCE NORTH 0 DEGREES 28 MINUTES 31 SECONDS EAST 6.407 METERS (21.02 FEET) ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

816 119TH Street, Hammond, Indiana

Permanent Index Numbers:

Parcel No.: 26-36-0316-0001 / State ID # 45-03-07-151-001.000-023
(affects Lots 1 and 2 in block 12 except the northwest triangle of Lot 1)

Parcel No.: 26-36-0316-0002 / State ID # 45-03-07-151-002.000-023
(affects Lot 3 in Block 12)

Parcel No.: 26-36-0316-0003 / State ID # 45-03-07-151-003.000-023
(Affects Lot 4 in Block 12)

Parcel No.: 26-36-0316-0004 / State ID # 45-03-07-151-004.000-023
(affects Lots 5, 6, 7 and the west 20 feet of Lot 8 Block 12)

Parcel No.: 26-36-0316-0008 / State ID # 45-03-07-151-005.000-023
(affects the east 5 feet of Lot 8 in block 12 and Lot 9 Block 12)

Parcel No.: 26-36-0316-0033 / State ID # 45-03-07-151-007.000-023
(affects the North 5 feet of Lot 30 and Lots 31 & 32 Block 12)



Exhibit B

Permitted Exceptions

1. Taxes for calendar year 2018 and subsequent years, not yet due and payable.
2. Terms, provisions and conditions contained in Lease by and between 119th Street Venture LLC, Lessor, and Total Renal Care, Inc., Lessee, dated September 18, 2017 as disclosed by a Memorandum of Lease recorded October 26, 2017 as document 2017072236, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Smith and Bader's Second West Park Addition to Hammond, as recorded in Book 15, Page 9.
4. Survey prepared by Scott Gregory, dated June 5, 2017, last revised August 31, 2017, under Job No. 16-1067, shows the following:
Rights of interested parties to maintain the overhead utility lines running through Lots 6 to 9.

