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Upon recording mail to:

Brian Gallagher  
Santefort Real Estate Group, LLC  
732 N Cass  
Westmont, IL 60559

2019-075083

2019 Oct 31 9:44 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

CTNW1904788m

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is made and entered into as of this 29<sup>th</sup> day of October 29, 2019 by and between MOED PROPERTIES, LLC., a Delaware limited liability company, having an office at 2949 W Coyle, Chicago, Illinois 60645 ("Grantor") and Hawkeye REG, LLC - Hobart, an Illinois limited liability company, having an office at 732 N. Cass Ave., Westmont, IL 60559 ("Grantee").

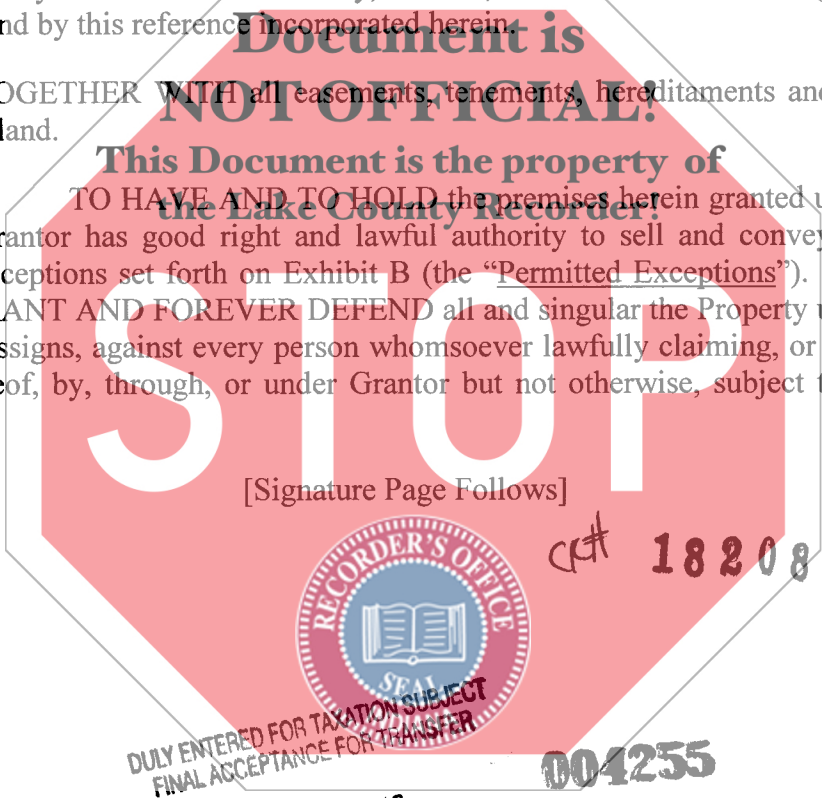
WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, sell, convey and confirm unto Grantee the property located in Lake County, Indiana, described in Exhibit A (the "Property"), attached hereto and by this reference incorporated herein.

TOGETHER WITH all easements, tenements, hereditaments and appurtenances belonging to the land.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee forever. that Grantor has good right and lawful authority to sell and convey said Property, subject to the exceptions set forth on Exhibit B (the "Permitted Exceptions"). Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

[Signature Page Follows]



ct# 1820801321

\$250-

DM

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

004255

OCT 31 2019

JOHN E. PETALAS  
LAKE COUNTY RECORDER

CHICAGO TITLE INSURANCE COMPANY

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

MOED PROPERTIES, LLC,  
A Delaware limited liability company

By: [Signature]  
Name: Lawrence Benjamin  
Its: Manager

STATE OF ILLINOIS        )  
  )  
  )        ss.  
COUNTY OF COOK        )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lawrence Benjamin, personally known to me to be the Manager of MOED PROPERTIES, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

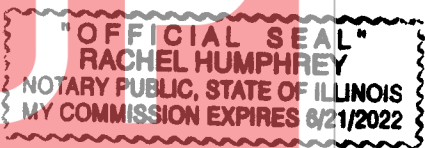
Given my hand and official seal this 29<sup>th</sup> day of October 2019.



Rachel Humphrey  
Notary Public

My commission expires: 6/21/2022

Mail Tax Statements to:  
Hawkeye REG, LLC - Hobart  
732 N. Cass Ave.  
Westmont, IL 60559



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

[Signature]  
Lawrence M. Benjamin, Esq.

This instrument prepared by: Lawrence M. Benjamin, ReedSmith, LLP, 10 S. Wacker, Chicago, IL 60606

EXHIBIT A  
LEGAL DESCRIPTION

Parcel 1: Lot 1 and the North 44 feet of the East 140 feet of Lot 2, and the North 57 feet of the West 60 feet of Lot 2 in Cressmoor Golf View Unit No. 1, in the City of Hobart, as per plat thereof, recorded in Plat Book 40, page 42, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: Lot 2, except the North 44 feet of the East 140 feet thereof, and except the North 57 feet of the West 60 feet thereof, in Cressmoor Golf View Unit No. 1, in the City of Hobart, as per plat thereof, recorded in Plat Book 40, page 42, in the Office of the Recorder of Lake County, Indiana.

Common address: 432 and 436 N. Washington and 704 W 40th Pl, Hobart, IN

Property Nos.: 45-09-30-252-011.000-018; 45-09-30-252-012.000-018, and  
45-09-30-252-013.000-018



EXHIBIT B  
PERMITTED EXCEPTIONS

1. Covenants, conditions, and restrictions of record (provided the same do not prohibit use of as a multi-unit apartment building for residential purposes and provided further that such covenants, conditions and restrictions of record are not of a liquidated nature that can be removed by the payment of money).
2. Leases of tenants in possession.
3. Real estate taxes and assessments not yet due and payable.
4. Acts done or suffered to be done by Grantee.
5. Covenants, conditions, and restrictions contained in the plat of Cressmoor Golf View Unit No. 1, recorded in Plat Book 40, page 42 , but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
6. Easement for utilities affecting the West 12.5 feet as shown on recorded plat of said subdivision.
7. Easement for gas mains in favor of Northern Indiana Public Service Company dated August 19, 1955 and recorded August 31, 1955 in Miscellaneous Record 644 page 465. (Affects the West 7.5 feet of the land)
8. Easement for electrical line in favor of Northern Indiana Public Service Company dated December 8, 1955 and recorded April 7, 1956 in Miscellaneous Record 658 page 555.  
(Affects the West 7.5 feet of the land)
9. Right and easement to go over the East 20 feet of the West 37 feet of Parcel 2 of the land contained in a Quit Claim Deed from Lake County Trust Company, as Trustee under the provisions of a Trust Agreement dated September 27, 1969 and known as Trust No. 1427 to George A. Wilson, dated april 16, 1976 and recorded November 24, 1976 as Document No. 380897.
10. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.

11. Building line affecting the East 30 feet of the land, as shown on the recorded plat of said subdivision.
12. Building line affecting the Southerly 25 feet of the land, as shown on the recorded plat of said subdivision.

(Affects Parcel 2)

13. Encroachments, if any, of balconies, air conditioning units, and/or apartment building over building lines.
14. Rights, if any, of public and quasi-public utilities in and to the land as evidenced by gas meters, electric transformers, light poles and overhead electric lines, air conditioners units, and cable television boxes.

