

2019-082046

2019 Nov 27

10:51 AM

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

FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and entered into this 15th day of November, 2019 by and between WEC 2000B-CSF-7 LLC, a Delaware limited liability company ("Grantor"), and LIMANI REALTY, LLC, a New York limited liability company ("Grantee"), whose mailing address is 38-08 Bell Boulevard, Bayside, NY 11361.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, does by these presents REMISE, RELEASE, ASSIGN, ALIEN, GRANT, SELL AND CONVEY unto Grantee, FOREVER, that certain real estate located in the City of Hammond, Lake County, Indiana, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and any and all estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that said Property, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

Tax Identification No.: 45-07-06-354-019.000-023
Common Address of Property: 6445 Calumet Avenue, Hammond, Indiana 46325

[SIGNATURE TO FOLLOW]



44167

DULY ENTERED FOR RECORDATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 27 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

RETURN TO
Chicago Title
Closer: PE
File No. CTIN/1908659

25-
12612

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AM

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on date first set forth above.

GRANTOR:

WEC 2000B-CSF-7 LLC,
a Delaware limited liability company

By: PHTRE, L.P.,
a California limited partnership,
its sole member

By: PHLT, LLC,
its Managing General Partner

By: Rehberg Law Group, PLLC
its Manager

By: Ryan Y Rehberg, President
Ryan Y Rehberg, President

STATE OF WASHINGTON)
) ss.
County of King)

On this 13th day of November, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Y Rehberg, known or identified to me to be the President of Rehberg Law Group, PLLC as Manager of PHLT, LLC, as Managing General Partner of PHTRE, L.P., a California limited partnership, as sole member of WEC 2000B-CSF-7 LLC, a Delaware limited liability company, that executed the within instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Debra A. Stern
Notary Public for Washington
Residing at: Seattle
My commission expires: 10-19-23

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 1, CVS Addition to the City of Hammond, being a resubdivision of Lots 10-15 and 25-30 and the alley between them in Block 2, Park Ridge Addition, as shown in Plat Book 89, page 59, in Lake County, Indiana, formerly being described as follows:

Parcel 1: Lot 10 (except the North 7 feet of said Lot 10) and all of Lots 11, 12 and 13, and the West Half of the alley lying East of and adjoining said Lots and also the West Half of the alley lying East of and adjoining the North 7 feet of Lot 10, Block 2 in Park Ridge, to the City of Hammond, as per plat thereof, recorded in Plat Book 13, page 35, in the Office of the recorder of Lake County, Indiana.

Parcel 2: Lots 14 and 15, and the West Half of the alley lying East of and adjoining said Lots, Block 2 in Park Ridge Addition, to the City of Hammond, as shown in Plat Book 13, page 35, in Lake County, Indiana, EXCEPTING THEREFROM the following described parcel of land: A part of Lot 15 in Block 2 in Park Ridge, an addition to the City of Hammond as recorded in Plat Book 13, Page 35, in the Office of the Recorder of Lake County, Indiana described as follows: Beginning at the Southwest corner of said Lot 15; thence North 0 degrees 00 minutes 00 seconds East 21.32 feet along the West line of said Lot; thence South 55 degrees 37 minutes 22 seconds East 36.57 feet to the South line of said Lot; thence South 88 degrees 43 minutes 00 seconds West 30.19 feet along said South line to the point of beginning, also a part of said Lot 15 described as follows: Beginning at the Southeast corner of said Lot 15; thence South 88 degrees 43 minutes 00 seconds West 65.81 feet along the South line of said Lot; thence North 84 degrees 57 minutes 59 seconds East 66.05 feet to the East line of said Lot; thence South 0 degrees 00 minutes 00 seconds West 4.32 feet along said East line to the point of beginning. AND ALSO EXCEPTING that part of the West Half of the alley adjacent to said excepted portion of Lot 15.

Parcel 3: Lot 25, and the East Half of the alley lying West of and adjoining said Lot 25, in Block 2 in Park Ridge Addition to Hammond, as per plat thereof, recorded in Plat Book 13 page 35, in the Office of the Recorder of Lake County, Indiana.

Parcel 4: Lot 26, and the East Half of the alley lying West of and adjoining said Lot 26, in Block 2 in Park Ridge Addition to Hammond, as per plat thereof, recorded in Plat Book 13 page 35, in the Office of the Recorder of Lake County, Indiana.

Parcel 5: Lot 27, and the East Half of the alley lying West of and adjoining said Lot 27, Block 2, in Park Ridge Addition to Hammond, as per plat thereof, recorded in Plat Book 13 page 35, in the Office of the Recorder of Lake County, Indiana.

Parcel 6: Lot 28, and the East Half of the alley lying West of and adjoining said Lot 28, in Block 2 in Park Ridge Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 13 page 35, in the Office of the Recorder of Lake County, Indiana.

Parcel 7: Lot 29, and the East Half of the alley lying West of and adjoining said Lot 29, in Block 2 in Park Ridge Addition to Hammond, as per plat thereof, recorded in Plat Book 13 page 35, in the Office of the Recorder of Lake County, Indiana.

Parcel 8: Lot 30, and the East Half of the alley lying West of and adjoining said Lot 30, in Block 2 in Park Ridge Addition, in the City of Hammond, as per plat thereof recorded in Plat Book 13 page 35, in the Office of the Recorder of Lake County, Indiana, EXCEPTING THEREFROM the following: A part of Lot 30 in Block 2 in Park Ridge, an Addition to the City of Hammond as recorded in Plat Book 13 page 35, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Southwest corner of said Lot; thence North 0 degrees 00 minutes 00 seconds East 6.32 feet along the West line of said Lot; thence North 88 degrees 43 minutes 00 seconds East 109.05 feet; thence North 46 degrees 04 minutes 20 seconds East 22.14 feet to the East line

of said Lot; thence South 0 degrees 00 minutes 00 seconds West 21.32 feet along said East line to the Southeast corner of said Lot; thence South 88 degrees 43 minutes 00 seconds West 125.00 feet along the South line of said Lot to the point of beginning AND ALSO EXCEPTING THEREFROM that part of the East Half of the alley lying West of and adjoining the above mentioned exception to Lot 30.

Said Parcels 1 thru 8, both inclusive, shown above are contained in the following perimeter description:

A part of the Southwest Quarter of Section 6, Township 36 North, Range 9 West, North Township, Lake County, Indiana, and also being all of Lots 11 through 14, both inclusive, and Lots 25 through 29, both inclusive, portions of Lot 10, Lot 15 and Lot 30 and the Twenty (20) foot wide North-South alley lying between the aforementioned Lots, all in Block 2, Park Ridge Addition, an addition to the City of Hammond, Indiana, the plat of which is recorded in Plat Book 13, page 35, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Southwestern corner of Lot 15, Block 2 in Park Ridge Addition, an addition to the City of Hammond, Indiana the plat of which is recorded in Plat Book 13, page 35, in the Office of the Recorder of Lake County, Indiana; thence North 01 degree 05 minutes 50 seconds East (assumed bearing) 21.32 feet along the Western line of said Lot 15 to the Northwestern corner of a 322 square feet tract ("322 Tract") granted to the City of Hammond, Indiana, recorded as Document Number 645266 in said Recorder's Office and being the Point of Beginning of this description; thence continue North 01 degree 05 minutes 50 seconds East 208.08 feet along the Western lines of said Lots 15 through 10, inclusive, to a point lying 7.00 feet (measured Southerly in a perpendicular direction) from the Northern line of said Lot 10; thence South 89 degrees 59 minutes 16 seconds East 125.48 feet parallel with the Northern line of said Lot 10 to the Eastern line thereof, being the Western line of a Twenty (20) foot wide North-South alley; thence North 01 degree 02 minutes 03 seconds East 7.00 feet along the Western line of said alley and the Eastern line of said Lot 10 to the Northeastern line thereof; thence South 89 degrees 59 minutes 16 seconds East 20.00 feet to the Northwestern corner of Lot 25 in said addition; thence continue South 89 degrees 59 minutes 16 seconds East 125.48 feet (125 feet - Plat) along the Northern line of said Lot 25 to the Northeastern corner thereof; thence South 00 degrees 58 minutes 16 seconds West 215.02 feet along the Eastern lines of said Lots 25 through 30, inclusive, to the Northeastern corner of a 910 square feet tract ("910 Tract") granted to the City of Hammond, Indiana, recorded as Document Number 603293 in said Recorder's Office, said Northeastern corner lying North 00 degrees 58 minutes 16 seconds East 21.32 feet from the Southeastern corner of said Lot 30; thence South 47 degrees 02 minutes 36 seconds West 22.01 feet (22.14 feet - deed) along a Northern line of said 910 Tract to a point lying 6.32 feet (measured Northerly in a perpendicular direction) from the Southern line of said Lot 30; thence North 90 degrees 00 minutes 00 seconds West 109.88 feet along a Northern line of said 910 Tract to the Western line of said Lot 30, being the Eastern line of said Twenty (20) foot wide North-South alley; thence South 84 degrees 18 minutes 02 seconds West 20.14 feet to the Northeastern corner of a 464 square feet tract ("464 Tract") as recorded in said Document Number 645266; thence South 86 degrees 14 minutes 58 seconds West 66.03 feet (66.05 feet - deed) along the Northern line of said 464 Tract to the Western corner thereof and the Southern line of said Lot 15; thence North 90 degrees 00 minutes 00 seconds West 29.74 feet along the Southern line of said Lot 15 to the Eastern corner of said 322 Tract; thence North 54 degrees 24 minutes 25 seconds West 36.62 feet (36.57 feet - deed) along the Northern line of said 322 Tract to the Point of Beginning.

**EXHIBIT B
PERMITTED EXCEPTIONS**

1. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for the 20' asphalt public alley lying along the north line of Lot 25.
2. Covenants, conditions, restrictions, building setback lines and easements as set forth in, and depicted upon, the plat of Park Ridge, recorded May 1, 1919 in Plat Book 13 Page 35 and the plat of CVS Addition, recorded November 17, 2000 in Plat Book 89 Page 59.
 - i. 10' public utility easement
 - ii. 25' building setback
 - iii. 10' building setback
 - iv. 20' asphalt public alley
3. Rights of utilities reserved in, under and/or over the vacated alley lying within the subject real estate pursuant to Ordinance No. 8277, recorded July 25, 2000 as Instrument No. 2000 052396.
4. Rights of Hook-SupeRx, Inc., Tenant, and all those claiming by, through and under them, pursuant to Memorandum of Amended and Restated Lease by WEC 2000B-CSF-7 LLC, Landlord, dated April 10, 2001 and recorded May 25, 2001 as Instrument No. 2001 040266.

When Recorded, Return to:

Maurides Foley Tabangay Turner & Agustin, LLC
33 North LaSalle Street, Suite 1910
Chicago, IL 60602
Attention: Adrian Tabangay

Please Send Tax Bills to:

Hook-SupeRx, L.L.C.
One CVS Drive
Woonsocket, Rhode Island 02895
Attn: Property Administration, Store 2520

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number from this document, unless required by law. This instrument is prepared by:

Malone, Ault & Farell
7654 W. Bancroft Street
Toledo, Ohio 43617
Attention: Gregory C. Farell, Esq.

