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2020-024739

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

2020 May 5 10:16 AM

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Parcel # 45-07-22-377-008.000-024

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of April, 2020, by WEC 99J-25 LLC, a Delaware limited liability company, with an address of c/o Simon Property Group, 225 West Washington Street, Indianapolis, IN 46204 ("Grantor"), to and in favor of Elias Properties Abilene LLC, a New York limited liability company, with an address of c/o Elias Properties Management, Inc., 500 N. Broadway, Suite 257, Jericho, New York 11753, and their respective successors and/or assigns ("Grantee");

WITNESSETH THAT:

Grantor, for valuable consideration paid, grants, with special warranty covenants, unto the Grantee, the real property described in Exhibit A, attached hereto and made a part hereof, situated in the State of Indiana, County of Lake and City of Highland and commonly known as 3405 Ridge Road, Highland, IN (the "Property");

BUT SUBJECT TO:

- (i) all streets and public rights of way;
- (ii) all laws, codes, ordinances, rules and/or regulations (federal, state and/or local) now in effect;
- (iii) restrictions, encumbrances, reservations, limitations, conditions, easements, agreements of record and other matters affecting the Property and identified as Permitted Exceptions, as set forth on Exhibit B attached hereto and made a part hereof;
- (iv) all real estate taxes and assessments not due and payable as of the date hereof; and
- (v) all matters which would be revealed by an accurate survey or physical inspection of the Property;

TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever;

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 04 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

RETURN TO
Chicago Title

Closer: AJ

File No. CRN2 001554

021704

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JAS

\$ 25100

412500

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

**LEGAL DESCRIPTION
RIDGE AND GRACE AVENUE
HIGHLAND, INDIANA
STORE NO 2542**

Lot 1 in Vander Tuuk and Kaznak s Re-Subdivision of a portion of Douthett's Addition to Highland, an Addition to the Town of Highland, Lake County, Indiana, as per plat thereof, recorded in Plat Book 87 page 42, in the Office of the Recorder of Lake County, Indiana

PIN: 45-07-22-377-008.000-026

EXHIBIT B

PERMITTED EXCEPTIONS

1. Property taxes for the year 2019 due in 2020 are a lien not yet due and payable.
2. Property taxes for the year 2020 due in 2021 are a lien not yet due and payable.
3. Covenants, conditions, restrictions, building setback lines and easements as set forth in, and depicted upon, the plat of Vander Tuuk and Kaznak's Re-Subdivision of a Portion of Douthett's Addition to Highland, recorded in Plat Book 87 Page 42.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

4. Easement for Electrical Lines granted to Northern Indiana Public Service Company, its successors and assigns, dated March 28, 1939 and recorded April 14, 1939 in Miscellaneous Record 309 Page 80.
5. Rights of Hook-SupeRx, L.L.C., as successor-in-interest to Hook SupRx, Inc, Tenant, and all those claiming by, through and under them, pursuant to Memorandum of Lease by WEC 99J-25 LLC, Landlord, recorded December 31, 1999 as Instrument No. 99109304, as amended and evidenced by First Amended Memorandum of Lease dated October 1, 2019 and recorded November 27, 2019 as Instrument Number 2019-082054; as a tenant only, with no right of first refusal or options to purchase the Property.