

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 23 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-502159
01/23/2023 02:21 PM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SPECIAL LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT **BERMAN PROPERTIES LLC**, an Indiana limited liability company having an address at ("Grantor") having an address at 1794 W US Highway 30, Merrillville, Indiana 46410, CONVEYS AND WARRANTS to **PATRIOT REAL ESTATE MERRILLVILLE LLC**, an Illinois limited liability company registered to do business in Indiana as a foreign entity ("Grantee"), having an address at P.O. Box 4972, Skokie, IL 60076, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Lake County, Indiana which is more particularly described in Exhibit A attached hereto and made a part hereof, together with all improvements located thereon and appurtenances and rights with respect thereto (the "Real Estate").

This conveyance is subject to easements, agreements, covenants, restrictions and other items of record, ad valorem taxes and assessments not yet due or payable, zoning ordinances, and to those matters set forth in Exhibit B attached hereto and made a part hereof.

The undersigned person executing this Special Warranty Deed on behalf of Grantor represents and certifies that he has been duly authorized by all necessary actions of the members of Grantor to execute and deliver this Special Warranty Deed on behalf of Grantor. Grantor has full capacity to convey the Real Estate and all necessary limited liability company action for making such conveyance has been taken and done.

[Signature page to follow.]

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IN WITNESS WHEREOF, Grantor caused this Special Warranty Deed to be executed this 16 day of ~~January~~ August, 2023.

MB MB

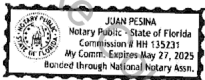
BERMAN PROPERTIES, LLC
an Indiana limited liability company

By: [Signature]
Name: Michael Berman
an authorized representative

Florida MB
STATE OF ~~INDIANA~~)
Monroe MB) SS:
COUNTY OF ~~LAKE~~

Before me, a Notary Public in and for said County and State, personally appeared **Michael Berman**, by me known to be an authorized representative of BERMAN PROPERTIES, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and Notarial Seal, this 16 day of ~~January~~ December, 2023.



[Signature]
Printed: Juan Pesina
Notary Public

My Commission Expires: May 27, 2025

My County of Residence: Monroe

My Commission Number: HH 135231

Grantee's Mailing and Tax Statement Address:

Patriot Real Estate Merrillville LLC
c/o Shawn Kohli
P.O. Box 4972
Skokie, IL 60076

This instrument was prepared by Michael P. Shanahan, Indiana Dealer Counsel of Mallor Grodner, LLP, 101 W. Ohio Street, Suite 1600, Indianapolis, Indiana 46204.

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. /s/ Michael P. Shanahan

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EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in Olympia Ridge, as per plat thereof, recorded in Plat Book 76, page 88, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder

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EXHIBIT B

PERMITTED EXCEPTIONS

11. Property taxes for the year 2022 due in 2023 are a lien not yet due and payable.
13. 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 road purposes.
15. Easement for highway purposes granted to Board of County Commissioners of Lake County recorded May 7, 1971 as Instrument Number 98966.
16. Permanent Extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility to be known as U.S.R. 30 and as Project US-30 (45) as set out in Warranty Deed to the State of Indiana recorded February 15, 1972 as Instrument Number 136509.
17. Covenants, conditions, restrictions, building lines and easements as shown on the plat of Olympia Ridge, an addition to the Town of Merrillville, Lake County, Indiana, as per plat thereof recorded in Plat Book 76 page 88.
18. Resolution No. 13-09 Declaratory Resolution of Town Council of the Town of Merrillville, Indiana, Designating an Economic Revitalization Area recorded May 30, 2013 as Instrument Number 2013 039696.
19. Resolution No. 13-15, confirmatory Resolution of the Town Council of the Town of Merrillville, Lake County, Indiana Designating an Economic Revitalization Area recorded June 27, 2013 as Instrument Number 2013 047269.
25. The survey prepared by Barrie L. Bunnell, PLS # 9500018 dated November 14, 2022, last revised December 1, 2022 and known as Project No.2022-158 (the "Survey") shows the following items:
A) encroachment by a retaining wall on the northern border of the property by up to 4.5 feet.