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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512185
04/26/2023 12:23 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Mail Tax Bills To:

Deborah Soffa
Tradebe
1433 E. 83rd Avenue,
Suite 200
Merrillville, IN 46410

Grantee Address:

c/o Tradebe
150 N. Wacker Drive
29th Floor
Chicago, IL 60606

Parcel No.

45-03-28-201-003.000-024

UNW7301377

LIMITED LIABILITY COMPANY SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that OSHARAI INDIANA, LLC, a Delaware limited ("Grantor"), conveys and warrants to MARPORT, LLC a Delaware limited liability company ("Grantee"), in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate ("Real Estate") in Lake County, in the State of Indiana, to wit real property commonly known as 4323 Kennedy Ave., East Chicago, Indiana 46312 and further described on Exhibit A attached hereto.

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the report date and the date on which all of the Schedule B, Part I-Requirements are met.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Taxes or special assessments which are not shown as existing liens by the Public Records.

CHICAGO TITLE COMPANY, LLC

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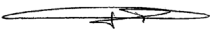
8. Rights of unrecorded agreement dated April 25, 1907 and unrecorded supplement thereto dated June 12, 1928, in and to the Railroad Switches and Spur Tracks, as evidenced in Special Warranty Deed dated December 22, 1989 and recorded January 18, 1990 as Instrument No. 90-080023.
9. Terms and conditions of Easement Agreement dated June 9, 1975 and recorded August 4, 1975 as Instrument No. 75-310755.
10. Terms and conditions of Memorandum of Negative Covenants dated May 30, 2008 and recorded June 4, 2008 as Instrument No. 2008-041126.
11. Terms and conditions of an Easement for Pipeline Right of Way dated November 7, 2007 and recorded August 26, 2009 as Instrument No. 2009-058676.
12. Terms and conditions of easements as set out on Special Warranty Deed dated May 4, 2010 and recorded May 26, 2010 as Instrument No. 2010-029976.
13. Matters as set out in ALTA/ACSM Land Survey prepared by Randell S. Peterson, dated April 30, 2010, Project No. T0512-50-0114.
14. Matters as set out in ALTA/ACSM survey by McMahon Associates, Inc., certified April 30, 2010 and known as Project No. PO-525-58-120.00.
15. Railroad right of way, switches and spur tracks and all rights therein.
16. Rights of tenants in possession as tenants only under unrecorded leases.
17. 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.
18. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected and authorized Representative of the Grantor and has been fully empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full capacity to convey the Real Estate described, and that all necessary action for the making of this conveyance has been duly taken.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed and this deed is dated as of 4-19, 2023.

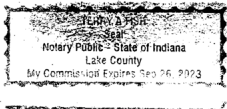
OSHARAI, LLC, a Delaware limited liability company


By: 
Oriol Mateu, its Authorized Signatory
and Authorized Representative

STATE OF Indiana)
) SS:
COUNTY OF Lake)

*and Authorized Signatory

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared Oriol Mateu, Authorized Representative of OSHARAI, LLC, a Delaware limited liability company, and acknowledged the execution of this deed this 19 day of April, 2023 as their voluntary act for the purposes therein.




Terry A. Fish Notary Public
My Commission Expires: 9-26-23
County of Residence: Lake
My Commission No.: NP0672040

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. Lauren T. Ehardt

This Instrument Prepared By: Lauren T. Ehardt, Burke Costanza & Carberry LLP,
9191 Broadway, Merrillville, IN 46410

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EXHIBIT A

TRACT 1:

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET EAST AND 900.80 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH, ALONG THE EAST LINE OF KENNEDY AVENUE, A DISTANCE OF 835.70 FEET; THENCE EAST, AT RIGHT ANGLES TO THE LAST-DESCRIBED LINE, A DISTANCE OF 357.75 FEET; THENCE SOUTH, AT RIGHT ANGLES TO THE LAST-DESCRIBED LINE, 10.50 FEET TO THE TERMINUS OF THE WEST LINE OF AN EASEMENT DESCRIBED AS PARCEL 2 CONVEYED TO THUNDERBIRD REAL ESTATE INVESTMENTS II, LLC IN DOCUMENT NUMBER 261336 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EAST, AT RIGHT ANGLES TO THE LAST-DESCRIBED LINE, 46.60 FEET TO A POINT ON A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF THE E.J. AND E. RAILROAD; THENCE NORTH 0 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG SAID 15 FOOT PARALLEL LINE, A DISTANCE OF 848.69 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, 403.0 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF EAST CHICAGO, IN LAKE COUNTY, INDIANA.

TRACT 2 (EASEMENT):

RIGHT AND EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, IN, ON AND ALONG THE EXISTING SWITCHTRACK PRESENTLY IN PLACE ON PREMISES ADJOINING PARCEL 1 ABOVE ON THE SOUTH, WHICH EASEMENT FOR RAILROAD SPUR AND SWITCHTRACK IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND 17.0 FEET IN WIDTH LYING 8.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN (CENTERLINE OF 145TH STREET) AND THE CENTERLINE OF THE NEW YORK CENTRAL RAILROAD (DANVILLE BRANCH) MAIN TRACK; THENCE NORTH 0 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE CENTERLINE OF SAID TRACT, 199.0 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 410.28 FEET, A DISTANCE OF 83.90 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID N.Y.C.R.R. (DANVILLE BRANCH), WHICH POINT MARKS THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE CONTINUING

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NORTHWESTERLY ON THE LAST DESCRIBED CURVE EXTENDED, A DISTANCE OF 34.38 FEET; THENCE NORTH 73 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 74.23 FEET TO A POINT OF CURVE; THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 338.27 FEET, A DISTANCE OF 97.52 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO AND 52.0 FEET WEST OF THE AFORESAID N.Y.C.R.R. MAIN TRACT, A DISTANCE OF 428.90 FEET TO A POINT OF TERMINATION OF SAID EASEMENT CENTERLINE, ALL IN THE CITY OF EAST CHICAGO, IN LAKE COUNTY, INDIANA, AS SHOWN ON EXHIBIT "A", PLAT OF EASEMENT ATTACHED TO EASEMENT AGREEMENT, DATED JULY 19, 1974 AND RECORDED JULY 26, 1974, AS DOCUMENT NO. 261336, MADE BY AND BETWEEN GARY NATIONAL BANK OF GARY, INDIANA, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 15TH DAY OF FEBRUARY, 1973, KNOWN AS TRUST NO. 5249 AND M.L.E. CODE.

TRACT 3 (EASEMENT):

NON-EXCLUSIVE RIGHT AND EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, IN, ON AND ALONG PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET EAST OF AND 900.8 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 325.0 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF KENNEDY AVENUE, A DISTANCE OF 16.0 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 325.0 FEET; THENCE SOUTH ALONG THE EAST LINE OF KENNEDY AVENUE, 16.0 FEET TO THE POINT OF BEGINNING, ALL IN THE EAST CHICAGO, INDIANA, IN LAKE COUNTY, INDIANA, FOR THE PURPOSE OF INGRESS AND EGRESS TO PARCEL 1 ABOVE, AS GRANTED IN EASEMENT AGREEMENT DATED JUNE 9, 1975 AND RECORDED AUGUST 4, 1975, AS DOCUMENT NO. 310755, MADE BY AND BETWEEN 4441 BLDG. CORP., AN INDIANA CORPORATION, AND U.S. REDUCTION CO., A DELAWARE CORPORATION.