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02-13607
10/25/2024 02:34 PM
TOTAL FEE: \$5.00
BY: MA
PG #: 6
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

MAIL TAX BILLS TO:
Crown Point Ventures LLC
6801 W. Roosevelt Rd.
Berwyn, IL 60402

PARCEL NO: ~~46-16-10-128-021.000-042~~

45-16-10-128-012.000-042

CW

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that I65 Properties LLC, an Indiana limited liability company, with a principal office and business address of 1313 Whitehawk Drive, Crown Point, IN 46307 ("Grantor"), BARGAINS, SELLS AND CONVEYS to CROWN POINT VENTURES LLC, An Illinois limited liability company, with a principal office and business address of 6801 W. Roosevelt Rd., Berwyn, IL 60402, ("Grantee"), for Ten Dollars (\$10.00) and other good and valuable consideration, the real estate located in Lake County, Indiana, more particularly described as follows:

See EXHIBIT "A" attached for legal description

Commonly known as ~~599 E. 109th Place~~, Crown Point, IN 46307
Lot 2 Beacon Hill South

CW

Subject to current taxes and covenants, conditions, easements, encumbrances and restrictions set forth on EXHIBIT "B" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by said Grantor, except for those permitted exceptions shown on Exhibit B hereto, and that Grantor shall warrant and defend the same to Grantee against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

Grantor states that the individuals signing this Special Warranty Deed warrant and represent that pursuant to the Operating Agreements of the Grantor parties or duly adopted resolutions of the Grantor, that the undersigned persons have all necessary authority to execute this Special Warranty Deed conveying the real estate described herein, that no further action is necessary for the making of this conveyance, and that the Grantor is in good standing in the state of its organization and the state where the afore-described real estate is located.

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EXHIBIT "A"

LOT 2C IN BEACON HILL SOUTH - LOT 2 RESUBDIVISION, A RESUBDIVISION OF LOT 2 IN BEACON HILL SOUTH ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, RECORDED IN PLAT BOOK 118, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: Lot 2 Beacon Hill South, Crown Point, IN 46307
Tax Number: 45-16-10-128-012,000-042

Property of Lake County Recorder

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EXHIBIT "B"

1. Covenants, conditions, restrictions, easement, rights-of-way and building lines as shown on the plat of Beacon Hill South Subdivision, recorded in Plat Book 116, Page 24, Instrument No. 2022-030821 in the Lake County Records. Easements are shown on the Survey by DVG Team, Inc., dated 9/27/2024, for Job No. 24-0031 ("Survey").
2. Leasehold Interest of View Outdoor Advertising, LLC under and by virtue of a Memorandum of Lease recorded as Document No. 2011-002709, demising subject land for a period beginning October 16, 2009 and ending October 16, 2029, and of all persons claiming thereunder, if any.
3. No access easement along the north 5 feet of the land as shown on the Plat of Subdivision recorded in Plat Book 116, Page 24, in the Office of the Recorder of Lake County, Indiana.
4. Access Easements as shown on the Plat of Subdivision recorded in Plat Book 118, Page 24, in the Office of the Recorder of Lake County, Indiana.
5. Buckeye Pipeline Easement along the North and a portion of the East 50 feet of the land as shown on the Plat of Subdivision recorded in Plat Book 118, Page 24, in the Office of the Recorder of Lake County, Indiana.
6. Utility and sidewalk easement along the South 20 feet of the land as shown in the Plat of Subdivision recorded in Plat Book 118, Page 24, in the Office of the Recorder of Lake County, Indiana.
7. Electrical lines and gas main easement affecting a portion of the land as shown in the Plat of Subdivision recorded in Plat Book 118, Page 24, in the Office of the Recorder of Lake County, Indiana.
8. Covenants and restrictions (but omitting any covenants or restrictions, if an, 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) contained in the Plat of Subdivision recorded in Plat Book 64, Page 3.
9. Easement for pipe lines in favor of Indiana Pipe Line Company dated May 28, 1891 and Recorded October 10, 1891 in Miscellaneous 10, Page 16.
10. Easement for pipe lines in favor of Indiana Pipe Line Company dated May 28, 1891 and Recorded October 10, 1891 in Miscellaneous 10, Page 17.
11. Agreement for merger entered by and between Indiana Pipe Line Company and the Buckeye Pipe Line Company dated November 10, 1942 and recorded January 8, 1943 in Miscellaneous Record 341, Page 548.
12. Terms and provisions of a tile drain agreement dated March 22, 1960 and recorded March 30, 1960 in Miscellaneous Record 769, Page 352.

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13. Assignment and assumption of rights of way dated November 18, 1986 and recorded January 18, 1987 as Document No. 895519, partially released by agreement recorded March 22, 2005 as Document No. 2005-021789.
14. Easement Modification Agreement dated August 12, 2022 and recorded on August 19, 2022 as Document No. 2022-534252 made by and between I65 Properties and Buckeye Pipe Line Company.
15. Buckeye Pipeline Relocation and Recapture Agreement dated June 11, 2014 and recorded June 16, 2014 as Document No. 2014-024409, made by and between the City of Crown Point and I65 Properties.
16. Easement for Wire and Pipeline in favor of L.B. Foster Company, dated April 14, 1981 and recorded May 11, 1981 as Document No. 630065.
17. Terms and provisions of a Water Utility Easement Agreement in favor of the City of Crown Point, Indiana, for a water main, dated August 28, 2002 and recorded September 4, 2002 as Document No. 2002-078972.
18. Covenants and restrictions (but omitting any covenants or restrictions, if an, 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) contained in the Declaration recorded as Document No. 2002-066692, as amended by Document No. 2006-031661.
19. Terms and provisions of a Development Agreement by and between Olthof Homes, LLC and Crown East Development LLC, dated August 19, 2005 and Recorded April 28, 2006 as Document No. 2006-035850.
20. Covenants and restrictions (but omitting any covenants or restrictions, if an, 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) contained in the Declaration recorded as Document No. 2006-075723, as amended, relating to the creation of Crown East Industrial Park Owners Association with right of individual owners in and to said Association.
21. Permanent Extinguishment of all rights and easements of ingress and egress to, from and across the highway facility known as 109th Avenue and I-65 and as Project 109th Avenue and I-65 Interchange as contained in a Warranty Deed from Crown Point Assembly of God, Inc. and the Indiana District Assemblies of God, Inc. to the City of Crown Point recorded April 1, 2009 as Document No. 2009-020934.
22. Easement for electrical lines and gas mains in favor of Northern Indiana Public Service Company, recorded August 12, 2013 as Document No. 2013-059019.
23. Mutual Stormwater Drainage Easement Agreement dated November 18, 2015 and recorded February 4, 2016 as Document No. 2016-007927, made by and between I65 Properties, LLC and the City of Crown

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Point.

24. Resolution No. 2018-03-12R, amending declaratory resolution of the City of Crown Point Redevelopment Commission reducing the I-65 Allocation Area of the 1987 Interstate 65 East Side Redevelopment Area, creating the New I-65 West 109th Avenue Allocation Area and adding project to the Plat Recorded September 18, 2018 as Document No. 2018-063830.
25. Covenants and restrictions (but omitting any covenants or restrictions, if an, 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) contained in the Warranty Deed recorded as Document No. 2021-042146, relating to land conveyed to the State of Indiana with access.
26. Easement Agreement dated August 18, 2022 and recorded August 25, 2022 as Document No. 2022-535076 made by and between I65 Properties LLC and McDonald's Real Estate Company.
27. Real Estate Taxes for tax year 2024 payable in 2025.

County of Lake County Recorder