

This Instrument Prepared by/Return To:
FRANK H. FEE, III, ESQUIRE
FEE, DEROSS & FEE, P.L.
426 Avenue A
Fort Pierce, Florida 34950

Consideration: \$635,000.00
DOCUMENTARY STAMPS: \$4,445.00
Tax ID No: 2410-808-0017-000-7

WARRANTY DEED

THIS WARRANTY DEED, made this 3 day of July, 2013 by **DCGG, LLC**, a Florida limited liability company, whose post office address is 426 Avenue A, Fort Pierce, FL 34950, hereinafter called the Grantor, to **TA1 (IRD), LLC**, a Florida limited liability company whose address is 266 Park Drive, Palatine, IL, 60067, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

Subject to restrictions, reservations, limitations and easements of record, if any, this reference to said restrictions shall not operate to reimpose the same.

This deed was prepared without the benefit of title examination. Grantor and Grantee agree to hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a current search of the public records.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the Presence of:

[Signature]
Witness Signature

Seborah L Carver
Printed Name

[Signature]
Witness Signature

DAVID S. CARVER
Printed Name

DCGG, LLC, a Florida limited liability company

By: MMG HOLDINGS, LLC, an Illinois limited liability company, its Sole Member and Manager

By: *[Signature]*
Eugene Jozwiak, Manager of MMG HOLDINGS, LLC

STATE OF Illinois
COUNTY OF Cook

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eugene Jozwiak known to me to be the Manager of MMG HOLDINGS, LLC, an Illinois limited liability company, as Sole Member and Manager of DCGG, LLC, a Florida limited liability company, the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) Said person is personally known to me. Said person provided the following type of identification: DL

Witness my hand and official seal in the County and State last aforesaid this 3 day of July, 2013.

NOTARY RUBBER STAMP SEAL

[Signature]
Notary Signature

OFFICIAL SEAL
ANN E. ROCCHI
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION NO. 623870
MY COMMISSION EXPIRES MAY 13, 2017

Printed Notary Name: Ann E Rocchi
Commission No.: _____
Commission Exp.: 5-13-17

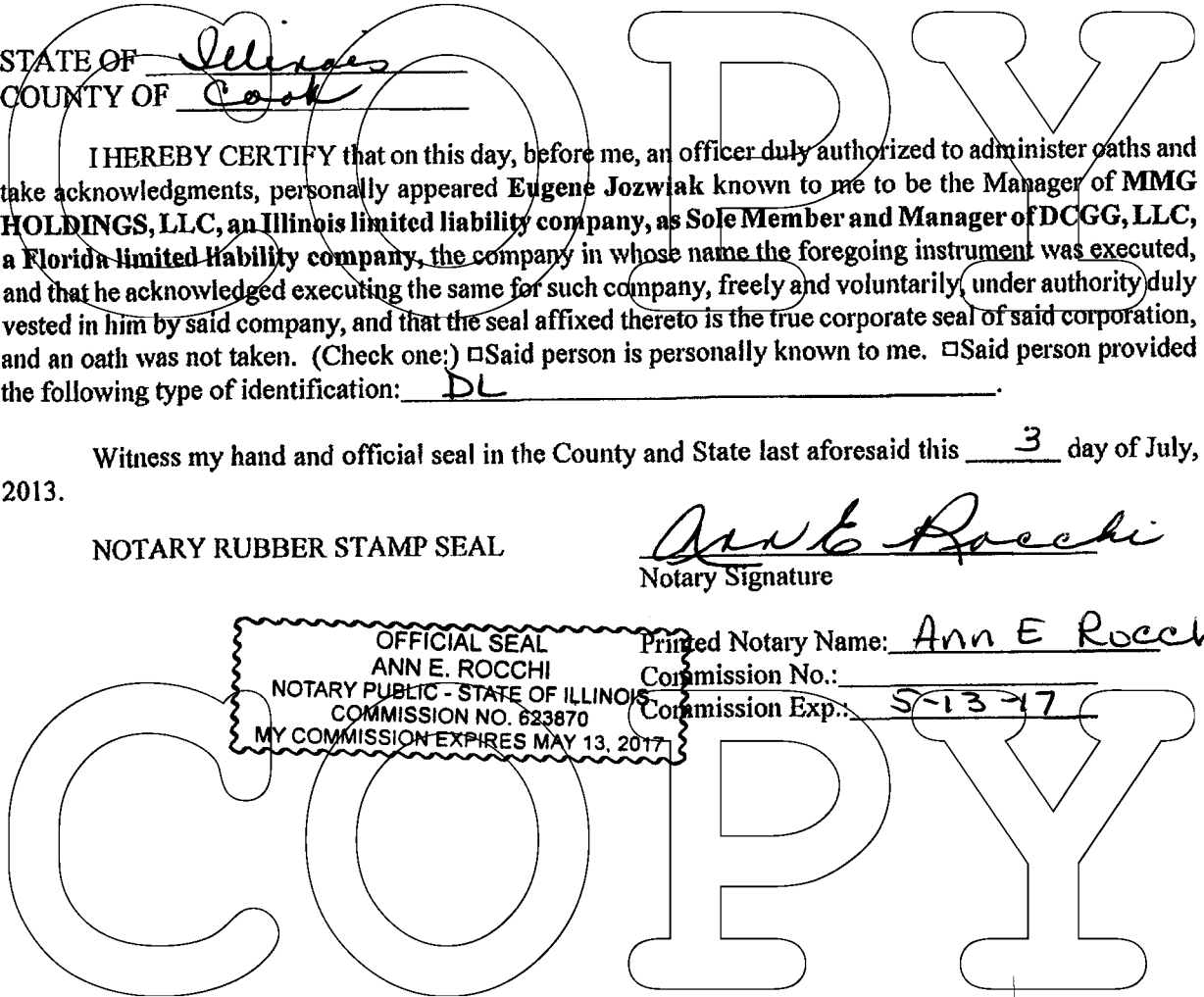


EXHIBIT "A"

Lots 1 and 2, Block D, of ANDREWS AND RICHARDS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida; AND

From the NW corner of Lot 1, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida, public records, run South 89°58' East, 233.86 feet to the point of beginning of the lands herein described: From said point of beginning continue South 89°58' East, 59.9 feet to the West shore of Indian River; thence, meandering the West shore of Indian River, run South 8°26' East, 176.9 feet to the Eastward projection of the South line of Lot 2, Block D, of said ANDREWS AND RICHARDS RE-SUBDIVISION; thence West along the projection of the South line of said Lot 2, 48.3 feet; thence North 12°08' West, 178.9 feet to the point of beginning.

ALSO: A strip of land 4 feet in width measured at right angles to the East line of South Second Street, bounded on the East by the West lines of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida public records; on the North and South by the Westward extensions of the North and South lines, respectively, of said Lots 1 and 2, and on the West by the East edge of existing sidewalk on the East side of South Second Street, in the City of Fort Pierce, Florida; LESS AND EXCEPT right-of-way for Citrus Avenue.

TOGETHER WITH all riparian and littoral rights appertaining to the above described property and all right, title and interest of the grantor in and to any land lying in the bed of any street, road, alley, avenue or highway in front of, adjoining or contained within the above described real property; LESS AND EXCEPT the real property described in Circuit Court Minute Book 26, Page 309, and in O.R. Book 92, Page 524 and 525, respectively.

COPY

COPY

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, KOBLEGARD & DeROSS
401 So. Indian River Dr.
Fort Pierce, FL 34950

Courthouse Box #25

Property Appraiser's Parcel Identification (Folio Number):
2410-808-0019-000/1

Grantee(s) S.S. #(s):

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of September, 2003, by MMG HOLDINGS, LLC, an Illinois limited liability company, having its principal place of business at 1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173, hereinafter called the Grantor, to TMH, LLC, an Illinois limited liability company, whose post office address is 1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the contest so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

All of Lot 3, Block D, of RICHARDS AND JAMES ANDREWS RE-SUBDIVISION of Lots 3, 4, 5 and 6 East of the Florida East Coast Railway of Tyler's Subdivision of Government Lot 4, in Section 10, Township 35 South, Range 40 East, being ANDREWS AND RICHARDS ADDITION to Fort Pierce, according to the Plat thereof as recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida, together with all riparian rights.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

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2,800.00
0.00
\$ \$ \$ \$
* Doc Assump: . . . \$
* Doc Tax . . . \$
* Int Tax . . . \$

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2283353 OR BOOK 1814 PAGE 1626
Recorded: 10/06/03 15:53

COPY

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

MMG HOLDINGS, LLC, an Illinois limited liability company

David S. Carver
Witness Signature
David S. Carver
Printed Name

By: Eugene Jozwiak
Eugene Jozwiak, Manager

Lynne M. Fowler
Witness Signature
LYNNE M. FOWLER
Printed Name

COPY
(CORPORATE SEAL)

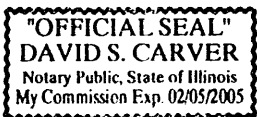
STATE OF ILLINOIS
COUNTY OF COOK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Eugene Jozwiak known to me to be the Manager of MMG HOLDINGS, LLC, an Illinois limited liability company, the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) Said persons is personally known to me. Said person provided the following type of identification: _____

Witness my hand and official seal in the County and State last aforesaid this 25th day of September, 2003.

NOTARY RUBBER STAMP SEAL

David S. Carver
Notary Signature
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)



DR BOOK 1814 PAGE 1627

Prepared by and return to:

Lisa Susnar
Suite 900, 1655 PB Lakes Blvd.
West Palm Beach, FL 33401

(Space Above This Line For Recording Data)

Quit Claim Deed

This Quit Claim Deed made this 18th day of September, 2012, between Lisa Susnar whose post office address is 2340 S. Ocean Blvd, Palm Beach FL 33480, grantor, and Susnar Realty, LLC whose post office address is 1655 Palm Beach Lakes Blvd. suite 900, w. Palm Beach FL 33401 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in the St Lucie County, Florida, to-wit:

A parcel of land bounded on the North by the Easterly extension of the North line of Lot 4, Block D of ANDREWS & RICHARDS ADDITION TO FORT PIERCE, according to the Plat thereof, recorded in Plat Book 1, Page 191 of the Public Records of St. Lucie County, Florida; bounded on the South by an Easterly extension of the South line of said Lot 4, bounded on the East by the Indian River, bounded on the West by South Indian River Drive.

Parcel Identification Number: 2410-808-0020-010/4

This is not the homestead of the grantor

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

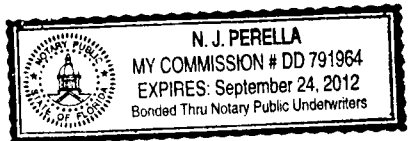
Witness Name: N. Perella

[Signature]
Lisa Susnar

Witness Name: Betty C. Brotmann

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 18th day of September, 2012, by Lisa Susnar, who are personally known to me or have produced photo i.d. as identification.



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

This Document Prepared By and Return to:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Ave, Suite 47
Fort Pierce, FL 34982

Parcel ID Number:

Warranty Deed

This Indenture, Made this 6th day of February, 2015 A.D. Between
A.B. Lowry, LLC, a Florida limited liability company and White Oak
Properties, LLC, a Indiana limited liability company
of the County of Florida, State of St. Lucie, grantors, and
Kraaz & Kraaz Finance, LLC, a Florida limited liability company

whose address is: 124-A North 2nd Street, Fort Pierce, FL 34950

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie, State of Florida to wit:

Parcel 1:

Commencing on the bank of Indian River at the Northeast corner of Lot 7 of
the Subdivision of Lot 4, of Section 10, Township 35 South, Range 40 East,
according to the plat of said Lot 4 on file in Plat Book 1, at page 188, of
the public records of St. Lucie County, Florida; from thence run West to
the East line of Second Street (formerly known as Pine Street); thence
Southerly along the East line of said street to a point of 50 feet due
South of said East and West line; thence East parallel with and 50 feet
distance from aforesaid East and West line to River bank; thence Northerly
along said bank to Point of Beginning. Excepting from above all rights of
way for public roads. Said parcel being also described as Lot 1, Block E,
A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision
of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the map or plat thereof,
recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the
Public Records of St. Lucie County, Florida.

(Continued on Attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

A.B. Lowry, LLC, a Florida limited
liability company



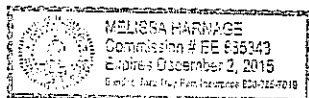
Printed Name: Melissa Harnage
Witness

By: Eugene Jozwiak (Seal)
Eugene Jozwiak, Manager
P.O. Address:

Colleen Barnes
Printed Name: COLLEEN BARNES
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6th day of February, 2015 by
Eugene Jozwiak, Manager of A.B. Lowry, LLC, a Florida limited liability
company
who is personally known to me or who has produced his Drivers License
as identification.



[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

Warranty Deed - Page 2

Parcel ID Number:

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

White Oak Properties, LLC, an Indiana limited liability company

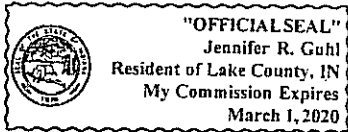
Jennifer Hurley
Printed Name: Jennifer Hurley
Witness

By: David Modrowski (Seal)
David Modrowski, Managing Member
P.O. Address:

Julie Swankko
Printed Name: Julie Swankko
Witness

STATE OF IN
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 5 day of February, 2015 by David Modrowski, Managing Member of White Oak Properties, LLC an Indiana limited liability company who is personally known to me or who has produced his Indiana State Driver's License as identification.



Jennifer R. Guhl
Printed Name: Jennifer R. Guhl
Notary Public
My Commission Expires: 3-1-20

Warranty Deed - Page 3

Parcel ID Number:

Parcel 2:

Lots 2 and 3, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM that portion of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, previously conveyed by A.C. Simmons, et ux, to Anna Lee Denison, by warranty deed dated March 29, 1951, filed April 4, 1951 and recorded in Deed Book 164, page 329, Public Records of St. Lucie County, Florida, more particularly described as follows: Beginning at a point which lies on the South boundary line of Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, according to the Plat thereof, on record in the Clerk's office in the courthouse building in and for St. Lucie County, Florida, which said point lies a distance of approx. 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4 etc.; from said point of beginning run North a distance of six tenths (0.6') of a foot; thence Westerly along the North side of a garage apartment belonging to Charles B. Hulcher, Annie Laura H. Garwood and Ruth H. Story for a distance of approx. 25 feet; thence South for a distance of approx. 2.4 feet to the aforesaid South boundary line of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Tp 35 So " Lot 4 " Sec. 10 Rge 40, thence Easterly along the aforesaid South boundary line of said Lot 4 a distance of approx. 24.8 feet to the original point of beginning; it being the intention to convey that particular strip of ground over which the aforesaid garage apartment extends.

This Document Prepared By and Return to:

Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Ave, Suite 47
Fort Pierce, FL 34982

Parcel ID Number: 2410-810-0001-000-9

Warranty Deed

This Indenture, Made this **4th** day of **September**, 2014 A.D., **Between**
Steven M. Weaver

of the County of **St. Lucie** State of **Florida**, grantor, and
Kraaz and Kraaz Finance LLC, a Florida limited liability company

whose address is: **124-A North 2nd Street, Fort Pierce, FL 34950**

of the County of **St. Lucie**, State of **Florida**, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **St. Lucie** State of **Florida** to wit:

That part of Lot 4, Block E, A.B. Lowry's Subdivision of the East part of Lot 7 of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 211, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Beginning at a point which lies on the South boundary line of Lot 4 of Block E of said A.B. Lowry's Subdivision, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4; from said point of beginning run North a distance of six tenths (0.6 feet) of a foot; thence Westerly for a distance of approximately 25 feet; thence South a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4 of Block E of Lowry's Subdivision; thence Easterly along the aforesaid South boundary line of said Lot 4, a distance of approximately 24.8 feet to the original Point of Beginning.

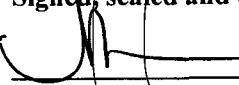
AND

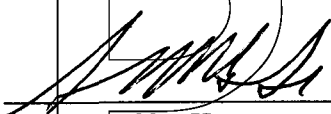
All of Lots 1 and 2, situate and being East of Pine Street (Second Street), Plat of Andrews and Richards Resubdivision of Tyler's Subdivision, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 199, of the Public Records

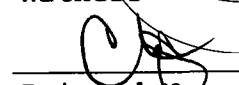
(Continued on Attached)
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Melissa Harnage
Witness

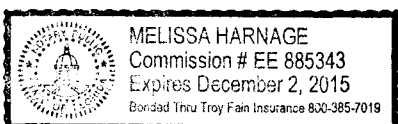

Printed Name: Steven M. Weaver (Seal)
P.O. Address: 1615 Thumbpoint Drive, Fort Pierce, FL 34949

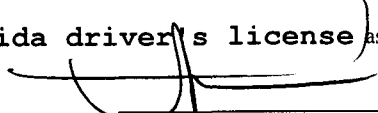

Printed Name: Christy Parrish
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this **4th** day of **September**, 2014 by
Steven M. Weaver

who is personally known to me or who has produced his **Florida driver's license** as identification.




Printed Name: _____
Notary Public
My Commission Expires: _____

Warranty Deed - Page 2

Parcel ID Number: 2410-810-0001-000-9

of St. Lucie County, Florida, EXCEPTING THEREFROM that part of Lot 2 conveyed to J.A. McNeill by Warranty Deed recorded in Deed Book 43, Page 560, as last conveyed by Warranty Deed from MMG Holdings, LLC to Jerome T. Cypher and Barbara V. Cypher, husband and wife, as recorded in Official Records Book 3523, page 1510, of the Public Records of St. Lucie County, Florida.

EXCEPTING THEREFROM all rights of way for public roads.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1615 Thumbpoint Drive, Fort Pierce, FL 34949.

COPY

COPY