

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

**COPY**

**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:

*[Handwritten Signature]*  
Witness Signature

Seborah L Carver  
Printed Name

*[Handwritten 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: Eugene Jozwiak  
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

*[Handwritten 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

COPY

## 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

Property Appraiser's Parcel Identification (Folio Number):  
*Courthouse Box #25*  
2410-808-0019-000/1

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

**WARRANTY DEED**

THIS WARRANTY DEED, made the *25<sup>th</sup>* 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 context so admits or requires.)

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

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.

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

By: *Eugene Jozwiak*  
Eugene Jozwiak, Manager

David S. Carver  
Printed Name

*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 25<sup>th</sup> 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)

"OFFICIAL SEAL"  
DAVID S. CARVER  
Notary Public, State of Illinois  
My Commission Exp. 02/05/2005

DR BOOK 1814 PAGE 1627