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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
SARMISTEAD Receipt#1492019
Doc Stamp-Deed: 9,450.00

2012051537

After recording return to:

Emmanuel Joseph
7916 Arcadia
Morton Grove, IL 60053

Prepared By:

Charles Mack
Wolin, Kelter & Rosen, Ltd.
55 West Monroe, Ste 3600
Chicago, IL 60603

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT AMJ OIL COMPANY, INC., a Florida dissolved corporation, having an office at 116 Tamiami Trail North, Venice, Florida 34285, ("Grantor") for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash to it in hand paid by VENICE PALM, INC., a Florida corporation, having an address at 17916 Arcadia, Morton Grove, Illinois 60053 ("Grantee"), the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") in the City of Venice, County of Sarasota, State of Florida, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to Exxon Mobil Oil Corporation right to re-enter as described in the Special Warranty Deed recorded as document No. 20040089637 on January 16, 2004 and all valid and existing easements, encumbrances, rights-of-way, covenants, restrictions, reservations and exceptions of record, including all building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to the property.

Grantee acknowledges that the Property has been used as an automobile service station for the storage, sale, transfer and distribution of products, including, without limitation, motor vehicle fuel and petroleum products which contain petroleum hydrocarbons and used oil and that such substances may have been released or discharged on the Property.

The Grantee, for itself, its successors and assigns, covenants and agrees that the Property and any part thereof will be used for commercial purposes and that neither the Property nor any part thereof shall at any time from the date of this deed forward be used for (a) residential, hospital, child care, playground, non-vocational school or agriculture uses and (b) the construction or installation of basements or any water wells for drinking or irrigation purposes; that this covenant shall survive delivery of this deed; that this covenant and agreement shall run with the land herein conveyed and that a similar restrictive covenant shall be inserted in any deed or lease or other instrument conveying or demising the Property or any part hereof.

Grantor reserves the right of access to the Property, at no cost to Grantor, for Grantor, Grantor's employees, agents and contractors for the purpose of conducting investigation and remediation operations. Grantor will not be liable to Grantee, its successors, assigns, tenants or users for any direct or consequential damage, injury, or loss resulting from such access. Grantee shall be responsible for the expense of repairing and replacing Grantor's investigation and remediation equipment damaged by Grantee or by its contractors, invitees or employees.

Grantee shall indemnify Grantor from all claims asserted by any third party or governmental authority for injury, death, destruction, loss or damage to persons, property, or natural resources, arising out of any release or discharge of hazardous substances on the Property after the date of this Deed.

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise) shall inure to the benefit of the partiers, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns, as applicable.

TO HAVE AND TO HOLD, the Property, together with the appurtenances, estate, title and interest thereto, unto Grantee, Grantee's successors, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto Grantee, Grantee's successors, heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This Special Warranty Deed and the conveyance hereunder is made pursuant to Section 607.1405(1), Florida statutes, as appropriate, to wind up and liquidate the Grantor—corporation's business and affairs.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has signed this deed this 30th day of December, 2011.

Grantor:

AMJ OIL COMPANY, INC., a Florida dissolved corporation

WITNESSES:

Print Name: Edward Fitzgerald

Print Name: Erica Bernson

Print Name: Edward Fitzgerald

Print Name: Erica Bernson

By:
Name: Joseph Chandy
Title: President, Shareholder
Date: 12-29-11

ATTEST:

By:
Name: Mohammed Hussain
Title: Secretary, Shareholder
Date:

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Joseph Chandy, personally known to me to be the president of AMJ Oil Company, Inc., a Florida dissolved corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of December, 2011.

"OFFICIAL SEAL"
MARIA ELENA HENNIGAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/16/2013

Notary Public

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Mohammed Hussian, personally known to me to be the Secretary/Shareholder of AMJ Oil Company, Inc., a Florida dissolved corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of March, ~~2011~~ 2012

"OFFICIAL SEAL"
MARIA ELENA HENNIGAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/16/2013

Maria Elena Hennigan
Notary Public

Grantee:

VENICE PALM, INC., a Florida corporation

By: _____
Name: Emmanuel Joseph
Title: President
Date: 12/29/11

WITNESSES:

_____
Print Name: Edward Kelly

_____
Print Name: Gica Bernsa

STATE OF ILLINOIS)
)SS
COUNTY OF Cook)

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Emmanuel Joseph, personally known to me to be the President of Venice Palm, a Florida corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of December, 2011.

"OFFICIAL SEAL"
MARIA ELENA HENNIGAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/16/2013

_____
Notary Public

This instrument was prepared by: Charles J. Mack, Wolin, Kelter & Rosen, Ltd., 55 West Monroe Street, Chicago, IL 60603

EXHIBIT "A"

Address: 116 Tamiami Trail North, Venice, Florida 34285

PIN: 0408-03-0016

LOT 32, LESS ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS NO. 1999151207, LOTS 33, 34, 35, 36 AND 37, BLOCK 67, GULF VIEW SECTION OF VENICE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 77 AND 77A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject to existing easements, rights of way, restrictions, covenants and conditions whether of record or not.