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STATE OF INDIANA
LAKE COUNTY
PARCEL #7
Tax Key No. 13-8-147
FILED

Mail Tax Bills To:
PERCH PARTNERS, LLC
1000 E. 80th Place, Suite 700N
Merrillville, IN 46412
2000 062152

2000 AUG 23 AM 10:14

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: ROBERT S. TEIBEL, JR.

of Lake County in the State of Indiana

CONVEY AND WARRANT TO: PERCH PARTNERS, LLC

of Lake County in the State of Indiana

for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:



Part of the Northwest 1/4 of Section 16, Township 35 North, Range 9 West of the Second Principal Meridian, described as commencing at the intersection of the West right of way line of the New York Central Railroad and the South line of U.S. Route No. 30, thence Westerly along the South line of U.S. Route 30 a distance of 163.42 feet; thence South parallel to the West line of said Section to the center line of the Old Lincoln Highway; thence Easterly along the center line of the Old Lincoln Highway to the West right of way line of the New York Central Railroad; thence Northerly along the West right of way line of the New York Central Railroad, a distance of 368.20 feet to the Point of Beginning.

Commonly known as: 643 Lincoln Highway, Schererville, IN

Subject To: 1. Taxes for 1999 payable 2000 and subsequent years.

- 2. Covenants, conditions, and restrictions contained in a Quit Claim Deed from New York Central Railroad Company to Elmer S. Jack dated December 20, 1944 and recorded March 7, 1945 in deed record 716, page 238 as Document No. 158490.
- 3. 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 by Warranty Deed dated July 31, 1996 and recorded as Document No. 96064399 and by Quit Claim Deed dated July 16, 1996 and recorded July 27, 1996 as Document No. 96064400 and by

Chicago Title Insurance Company

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 28 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

1900
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\$5.

02074

Warranty Deed dated January 16, 1997 and recorded March 21, 1997 as Document No. 97018684.

4. 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 for the lying within U.S. Highway No. 30 along the North side of the land.

Note: U.S. Highway No. 30 is a limited access highway. Access thereto is not guaranteed.

5. Railroad right of ways, switches and spur tracks, if any, and all rights therein.
6. Easement for Telephone Lines to Illinois Bell Telephone Company, its successor and/or assigns recorded July 9, 1965 in Miscellaneous Record 924, page 60, as Document No. 623965.
7. Easement for Telephone lines in favor of Illinois Bell Telephone Company, its successors and/or assigns recorded July 9, 1965 in Miscellaneous Record 924, page 59 as Document No. 623964.
8. Easement for electric and communication lines in favor of Northern Indiana Public Service Company, a Corporation and Illinois Bell Telephone, a Corporation, its successors and/or assigns recorded July 9, 1965 in Miscellaneous record 924, page 62 as Document No. 623966.
9. Easements for ditches, drains, laterals, and drain tile, if any.
10. Highways, easements, right-of-ways, and restrictions of record, if any.

Dated this 26th day of July, 2000.

Robert S. Teibel, Jr.
ROBERT S. TEIBEL, JR.

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 26th day of July, 2000 personally appeared: ROBERT S. TEIBEL, JR., and acknowledged the execution of the foregoing Warranty Deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

MY COMMISSION EXPIRES
June 29, 2001
My Commission Expires: _____

Gail M. Gillespie
Notary Public
Gail M. Gillespie
County of Residence: Lake



THIS INSTRUMENT PREPARED BY: MICHAEL L. MUENICH, Attorney at Law
3235 - 45th Street, Suite 304
Highland, Indiana 46322
219/922-4141

deed\teibel.7