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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDS

2007 048184

2007 JUN 13 PM 1:06

MICHAEL A. BROWN  
RECORDER

MAIL TAX BILLS TO:

RETURN TO:

8202 Calumet Ave.  
Munster, IN 46321

B.S.  
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**CORPORATE WARRANTY DEED**

CM620061646

CHICAGO TITLE INSURANCE COMPANY

**THIS INDENTURE WITNESSETH THAT ALADDIN OIL CHANGE OASIS, INC.,** an Indiana corporation (the "Grantor") **CONVEYS AND WARRANTS** to OIL & SUDS, INC., an Indiana corporation, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Lot 2 of Witham's Addition, being a Resubdivision of part of Lot 1 in Business Park 142, to the Town of Merrillville, as per plat thereof, recorded in Plat book 73 page 28, in the Office of the Recorder of Lake County, Indiana.

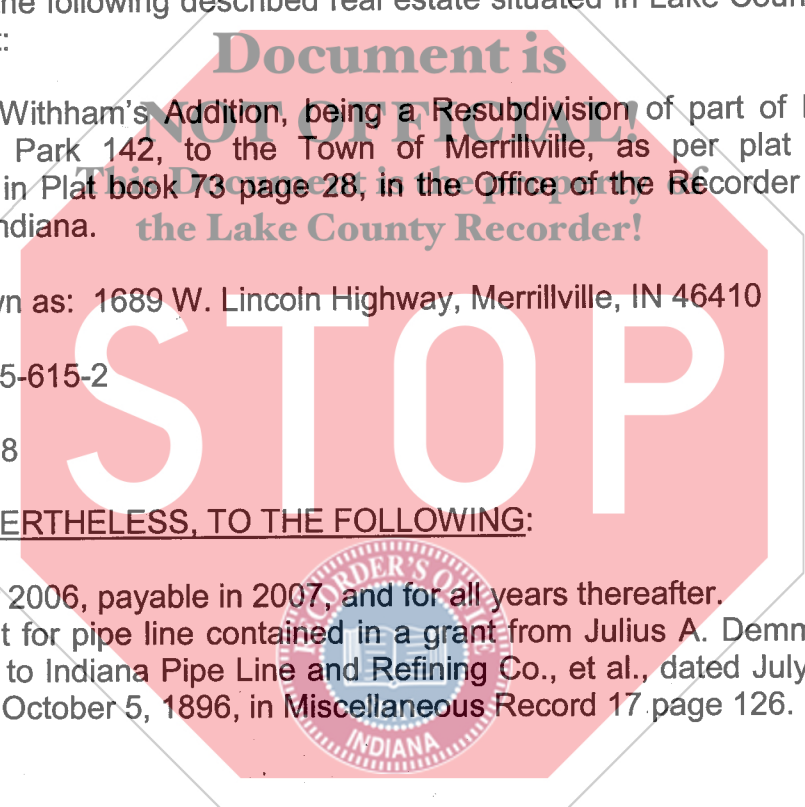
Commonly known as: 1689 W. Lincoln Highway, Merrillville, IN 46410

Tax Key No.: 15-615-2

Tax Unit No.: 08

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes for 2006, payable in 2007, and for all years thereafter.
2. Easement for pipe line contained in a grant from Julius A. Demmon and Nancy Demmon to Indiana Pipe Line and Refining Co., et al., dated July 27, 1896, and recorded October 5, 1896, in Miscellaneous Record 17 page 126.



D.A.M  
20.00  
C.T.

**12033**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 13 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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3. Grant of easement on the recorded plat of Business Park 142, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 68 page 17.
4. Easement for sewer line and other allied purposes contained in a grant from Lake County Trust, as Trustee under Trust 205 et al., to Independence Hill Conservancy District dated October 11, 1991, and recorded October 15, 1991, as Document No. 91052121.
5. Terms and provisions of a Grant of Easement recorded January 12, 1993, as Document No. 93002564.
6. Terms and provisions of a Grant of Easement recorded January 12, 1993, as Document No. 93002565.
7. Terms and provisions of a Cross-Easement Agreement recorded January 12, 1993, as Document No. 93002566.
8. Terms and provisions of a Cross-Easement Agreement recorded July 5, 1994, as Document No. 94048512.
9. Covenants and conditions, including the obligations to pay certain assessment for the installation and maintenance of a storm water drainage and retention system, as contained in Declaration of Covenants recorded February 25, 1991, as Document No. 91008693.
10. Provisions set out in plat of Business Park 142, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 68 page 17, for storm water drainage system.
11. Building line affecting the West 60 feet of the land, as shown on the recorded plat of subdivision.
12. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned is a duly elected officer of Grantor and has been fully empowered by proper resolution of Grantor to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 7th day of April, 2006.

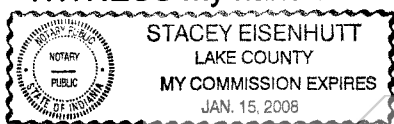
ALADDIN OIL CHANGE OASIS, INC.

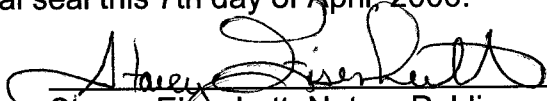
By:   
George Nissan, President

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF LAKE     )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE NISSAN, the President of ALADDIN OIL CHANGE OASIS, INC., who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 7th day of April, 2006.



  
\_\_\_\_\_  
Stacey Eisenhutt, Notary Public

My Commission Expires: January 15, 2008

County of Residence: Lake

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

  
\_\_\_\_\_  
Stacey Prigge

This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, 300 East 90th Drive, Merrillville, Indiana 46410

