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2008-06-19 11:01

LIMITED WARRANTY DEED

THIS INDENTURE made this 26 day of June, 2008, by and between Cavender Properties LLC, (hereinafter referred to as "Grantor"), and MANUEL J. GARCIA, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in Lake County, State of Indiana, to wit:

The North 25 feet of Lot Numbered 13 and the South 7 1/2 feet of Lot 14, Block 2 as shown on the recorded plat of Linden Heights Addition to Gary Lake County, Indiana.

Parcel Number: 001-25-45-0329-0014 45-05-27-30-011.000-004
Property Address: 4245 Massachusetts Street, Gary, Indiana 46409

Grantee Tax Mailing Address: 5015 Hendricks Street, Merrillville, IN 46410

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 5015 Hendricks St, Merrillville, IN 46410

IN WITNESS WHEREOF, Grantor has executed this deed this 26 day of June, 2008

Grantor: Daniel Cavender, Member
Signature: [Handwritten Signature]
Printed: Daniel Cavender, Member

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public for said County and State, personally appeared DANIEL CAVENDER, SOLE MEMBER of Cavender Properties LLC, a Limited Liability Company, who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26 day of June, 2008.

My commission expires: 11-23-2012

County of Residence: Lake

[Handwritten Signature]
Notary Public
Shannel R. Mason
Printed Name of Notary Public

SHANNEL R. MASON
NOTARY PUBLIC, Lake County, Indiana
My Commission Expires November 23, 2012
Resident of Lake County, Indiana

This Instrument prepared by:
Daniel Cavender, Member
C & S Lake Region, LLC
320 W Ridge Rd
Gary, IN 46408

"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."

Prepared by: [Handwritten Signature]

File ved MT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 875965

SEP 02 2008

HOLD FOR MERIDIAN TITLE CORP

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

015519