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FILED FOR RECORD

2010 OCT 13 AM 9: 16

MICHELE & FAJMAN RECORDER TAX IDENTIFICATION NO. 45-30-31-126-022.000-023

SEND TAX BILLS TO GRANTEE'S ADDRESS: 649 Conkey Street Hammond, IN 46324

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that CITIZENS FINANCIAL BANK, a federally chartered savings bank ("Grantor"), transfers, conveys and specially warrants to HAMMOND REDEVELOPMENT COMMISSION ("Grantee"), for the sum of Twenty-one Thousand Seven Hundred Eighty and 00/100 Dollars (\$21,780.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate located in Lake County, Indiana, commonly known as 4930 Ash Avenue, Hammond, Indiana, and more particularly described as follows:

LOT 16, AND THE SOUTH HALF OF LOT 17, IN STAFFORD AND TRANKLE'S $7^{\rm TH}$ ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 42, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

MORE COMMONLY KNOWN AS 4930 ASH AVENUE, HAMMOND, INDIANA.

together with all buildings and improvements thereon and all easements, appurtenances, hereditaments, rights, powers, and privileges in connection with and appurtenant thereto (collectively, "Real Estate").

This conveyance is subject to: (i) taxes which are a lien on the Real Estate but are not yet due and payable; and (ii) any and all covenants, conditions, easements, liens, encumbrances, restrictions, and other matters of record identified in the title insurance commitment issued by Fidelity National Title Insurance Company, dated July 29, 2010, as Commitment No. 920106423.

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever, Grantor solely covenants and warrants that Grantor is lawfully seized of the Real Estate; that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth herein; and that Grantor shall warrant and defend the same to Grantee and Grantee's successors and assigns against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

The undersigned person executing this Limited Warranty Deed on behalf of Grantor represents and certifies that he is a duly authorized officer of Grantor and has been fully empowered to execute and deliver this Limited Warranty Deed; that Grantor has the full right and capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

055311

OCT 12 2010

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR KN 1805

FIDELITY - HIGHLAND

IN WITNESS	WHEREOF, Grantor has	s executed this Limited Warranty Deed this 20th day of
		GRANTOR:
		CITIZENS FINANCIAL BANK
		By: Jeffrey C. Spir, Senior Vice President Citizens Financial Bank
STATE OF INDIANA)	
COUNTY OF LAKE) SS:)	
Before me, a No Senior Vice President of Deed for and on behalf o	f Citizens Financial Bank	aid County and State, personally appeared Jeffrey C. Stur, the c, who acknowledged execution of the foregoing Limited Warranty
WITNESS, my	hand and Notarial Seal t	his 20th day of September, 2010.
My Commission Expires	<u>3:</u>	Stenne L Jauden
5/3/2015	2	Notary Public
My County of Residence	:	DIONNE L. Fowler

This instrument was prepared by: Lambert C. Genetos, Genetos Retson & Yoon LLP, 8585 Broadway, Suite 480, Merrillville, IN 46410; (219) 755-0400

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. $/s/Lambert\ C.\ Genetos$

Lake

