

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 062478

2010 OCT 27 AM 10:47

MICHELLE B. FAJMAN
RECORDER

SEND TAX BILLS TO
GRANTEE'S ADDRESS:
2293 N. Main Street
Crown Point, IN 46307

NORTHWEST INDIANA TITLE
182 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

TAX IDENTIFICATION NUMBER:

45-16-05-382-024.000-042

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that CITIZENS FINANCIAL BANK, a federally chartered savings bank ("Grantor"), transfers, conveys and specially warrants to LAKE COUNTY COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENT ("Grantee"), for the sum of Ten and No/100 Dollars (\$10.00) 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 229 N. Court Street, Crown Point, Indiana, 46307 and more particularly described as follows:

Part of the East 1/2 of the Southwest 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, described as follows: Commencing at a point on the West line of Court Street which is 254 feet South of the South line of Porter Street in Railroad Addition, extended West; thence South along West line of said Street 49 feet; thence West 120 feet; thence North 49 feet; thence East 120 feet to the place of beginning (Commonly known as 229 N. Court Street, Crown Point, IN 46307)

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 First American Title Insurance Company, dated effective June 30, 2010, as Commitment/File No.: 10-18353.

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 Special 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 Special 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

055613

OCT 27 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

#2579

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Rm

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13th day of October, 2010.

GRANTOR:

CITIZENS FINANCIAL BANK

By: Jeffrey C. Stur
Jeffrey C. Stur, Senior Vice President
Citizens Financial Bank

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Jeffrey C. Stur, the Senior Vice President of Citizens Financial Bank, who acknowledged execution of the foregoing Special Warranty Deed for and on behalf of said bank.

WITNESS, my hand and Notarial Seal this 13 day of October, 2010.

My Commission Expires:
5-18-2011

My County of Residence:
Lake

Rosemary White
Notary Public

Rosemary White
Printed



This instrument was prepared by: Patrick A. Brennan, Krieg DeVault LLP, 833 West Lincoln Highway, Suite 410W, Schererville, Indiana 46375, 219.227.6100.

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/ Patrick A. Brennan.
KD_2924020_1.DOCX