

2013 035728

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 MAY 17 AM 9:08

MICHAEL S. BROWN
RECORDER

SPECIAL WARRANTY DEED

This Indenture Witnesseth, that **CENTIER BANK**, an Indiana corporation located at 600 East 84th Avenue, Merrillville, Indiana 46410 (Grantor), conveys and warrants to **KWS REAL ESTATE, LLC**, an Indiana limited liability company located at 2102 Ramblewood Drive, Highland, Indiana 46322 ("Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

Lot 5 in Block 1 in Brant's business Center Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 50 page 61, in the Office of the Recorder of Lake County, Indiana.
Parcel No. 45-07-23-302-001.000-006

Commonly known as 1951 Woodlawn Avenue, Griffith, Indiana 46319

Subject to: Real estate taxes for the year 2013 payable in 2014 and thereafter are liens not yet due and payable; Utilities easement, in, upon, and over the East 20 feet and the South 10 feet of said lot, as shown on the recorded plat, recorded in Plat Book 50, page 61 in the Office of the Recorder of Lake County, Indiana; Rights of tenants under unrecorded leases; Rights of tenant under lease with Acurent Inspection, Inc.; and all other matters that are either of record or of a nature that would have been disclosed in a survey of the real estate. All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor. The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this deed this 7th day of May, 2013.

NOT OFFICIAL!
This Document is the property of Lake County Recorder
JULY ENTERED FOR TAXATION SUBSTITUTION
FINAL ACCEPTANCE FOR TRANSFER
MAY 10 2013
PEGGY HOLLING KATONA
LAKE COUNTY NOTARY
STOP

CENTIER BANK, an Indiana corporation

By: Daniel Salmon, AVP
Daniel Salmon, Assistant Vice President

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.

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STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for the said County and State, personally appeared Daniel Salmon, Assistant Vice President of Centier Bank, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

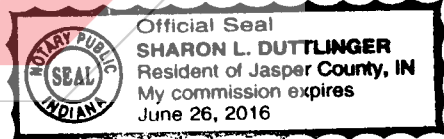
Witness my hand and notarial seal this 7th day of May, 2013.

My Commission Expires: 6/26/2016
My County of Residence: Jasper

Sharon L. Duttlinger
Sharon L. DUTTLINGER, Notary Public

After Recording Mail Deed and Tax Bills to:

Grantee's Address:
KWS Real Estate, LLC
2102 Ramblewood Drive
Highland, IN 46322



THIS DOCUMENT PREPARED BY:

JAMES M. YANNAKOPOULOS, ATTORNEY ID. NUMBER 25164-45
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311

FIDELITY NATIONAL
TITLE COMPANY

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FN
PP