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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 088748

2013 DEC -3 AM 9: 34

MICHAEL B. BROWN  
RECORDER

Property Number: 45-08-02-100-006.000-004

**Mail Future Tax Bills To:**  
MIW Block & Brick LLC  
1313 White Hawk Drive  
Crown Point, Indiana 46307

**Grantees Mailing Address**  
MIW Block & Brick LLC  
1313 White Hawk Drive  
Crown Point, Indiana 46307

**LIMITED WARRANTY DEED**

**This Indenture Witnesseth**, that **BJ Realty, LLC**, an Indiana Limited Liability Company (Grantor) does hereby grant, bargain, sell, convey and warrant to **MIW Block & Brick LLC**, an Indiana Limited Liability Company (Grantee) for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana (Real Estate), to-wit:

Parcel I: Part of Section 2, Township 36 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana described as follows: Commencing at the Southeast corner of said Section 2; thence North 00°00'00" East, along the East line of said Section 2, a distance of 2,524.13 feet to the South right-of-way line of the New York Central Railroad; thence North 82°57'30" West, along said South line, a distance of 2,307.92 feet to the point of beginning; thence continuing North 82°57'30" West, along said South line, a distance of 926.87 feet to a point of curve marked by a rail monument; thence South 01°02'30" West, a distance of 217.61 feet to the Northeastern right-of-way line of the Indiana East-West Toll Road; thence Southeasterly along said Southeasterly right-of-way line, along a non-tangent curve to the right, having a radius of 3,004.79 feet and a chord that bears South 50°52'32" East, a distance of 851.97 feet; an arc distance of 854.85 feet; thence South 82°57'30" East, a distance of 214.71 feet; thence North 06°12'43" East, a distance of 669.67 feet to the point of beginning.

Parcel II: Easement for ingress and egress as created in a Roadway Easement reserved in a Warranty Deed by Gulf & Western Manufacturing Company, a Delaware Corporation, and dated July 10, 1973 and recorded July 13, 1973, as Document No. 211108 in the Office of the Recorder of Lake County, Indiana.

The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected officer, member or representative of the Grantor and has been fully empowered by the proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full limited liability company capacity to convey the described real estate; and that all necessary limited liability company action for the making of this conveyance and grant has been duly taken.

This conveyance is subject to easements, restrictions of record, issues that could be disclosed by a physical inspection or accurate survey, assessments, if any, and real estate taxes for the year 2013 payable in 2014 and thereafter, and building and zoning ordinances, now or hereafter in effect.

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# 20  
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FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 02 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP.

13-34728

Limited Warranty Deed  
Dated November \_\_, 2013

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Grantor: BJ Realty, LLC

Grantee: MIW Block & Brick LLC

Grantor, as Grantor's sole warranty herein, warrants to Grantee and Grantee's successors and assigns, that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth above, and that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the lawful claims of all persons claiming title to the Real Estate (or any part thereof) by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed, this 25<sup>th</sup> day of November, 2013.

BJ Realty, LLC  
An Indiana Limited Liability Company

By: [Signature], Managing Member  
William J. Critser, Managing Member



STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public, in and for said County and State, this 25<sup>th</sup> day of November, 2013, personally appeared **William J. Critser**, Managing Member of BJ Realty, LLC who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Given under my hand and notarial seal.

[Signature]

Notary Public

My Commission Expires:  
County of Residence: Lake



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.

PHILIP J. IGNARSKI

Notary Public

Limited Warranty Deed  
Dated November 25, 2013  
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Grantor: BJ Realty, LLC  
Grantee: MIW Block & Brick LLC

After recording, return to: \_\_\_\_\_  
1313 White Hawk Dr.  
Crown Point, IN 46307  
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