

2013 090198

Mail tax Bills to:
Griffith Blvd. Trust
P.O. Box 3098
Munster, IN 46321

Key No. 45-07-35-353-015.000-006

WARRANTY DEED

THIS INDENTURE WITNESSETH, That 524 LLC ("Grantor"), of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Griffith Blvd. Trust, P.O. Box 3098, Munster, Lake County, in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The North 45 feet of Lot 15, Block 3, Subdivision of Griffith Land Company's Second Addition to Griffith, as shown in Plat book 18, page 21, in Lake County, Indiana: Subject to driveway and parking easement recorded October 24, 1985 as Document No. 825792, over and across the following described parcel: A tract of land for ingress-egress and parking purposes in part of Lot 15 in Block 3 in subdivision of Griffith Land Company's Second Addition to Griffith, as the same appears in Plat book 18, page 21, in the Recorder's Office of Lake County, Indiana, described as commencing at the Northeast Corner of said Lot 15; thence South along the East line of Lot 15 a distance of 35 feet to the point of beginning of this easement; thence West on a line which is parallel to and 15 feet North of the South line of said Lot 15 a distance of 66 feet; thence North 6.6 feet to the South face of a garage; thence West 27.2 feet; thence South 16.6 feet to a line 5 feet North of the South line of said Lot 15; thence East on said line which is 5 feet North of the South line of Lot 15 a distance of 93 feet more or less to the East line of Lot 15; thence North on said line of Lot 15 a distance of 10 feet to the point of beginning.

Commonly known as 232 N. Griffith, IN 46319

Subject to easements, covenants, and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premises and real estate taxes for 2013 payable 2014 and thereafter.

Dated this 6 day of December, 2013

524 LLC

By: David E. Braatz
David E. Braatz, Member

STATE OF INDIANA)
)
COUNTY OF LAKE)

SS:



DEC 09 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

28334

Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of December, 2013, personally appeared David E. Braatz, Member of 524 LLC and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

State of Indiana
Lake County
My Commission Expires Nov 13, 2021

Jolene Kratochvil
Jolene Kratochvil

This instrument prepared by: David E. Braatz, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

Jolene Kratochvil
Jolene Kratochvil

17-00
#22380
NON CONF
PP

Return to
INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN 2013-54419-02
CROWN POINT, IN 46307