

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 006004

2014 JAN 31 AM 8:52

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That OPTCB - 248 Johnson, LLC (Grantor) **CONVEY(S) AND WARRANT(S)** to Benjamin Cooper (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 21 in Lawrence Monaldi's Eighth Addition to Munster, as per plat thereof, recorded in Plat Book 31, page 29, in the Office of the Recorder of Lake County, Indiana.

Property address:

931 Broadmoor Avenue, Munster, IN 46321

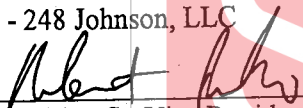
Tax ID No.: 45-07-18-353-020.000-027

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are member(s) of Grantor and has/have been fully empowered, by proper resolution or by the Operating Agreement, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; that the Grantor is a limited liability company in good standing in the State of Indiana; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 23 day of JANUARY, 2014.

OPTCB - 248 Johnson, LLC

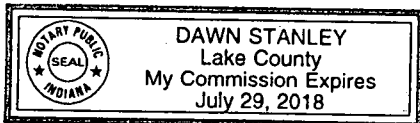

By Robert Pirko, Sr. Vice President,

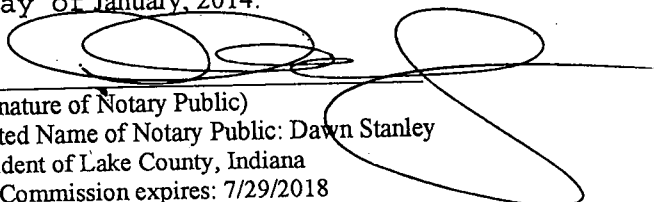
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Robert Pirko, Sr. as Vice President of OPTCB - 248 Johnson, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal on the 23 day of January, 2014.




(Signature of Notary Public)
Printed Name of Notary Public: Dawn Stanley
Resident of Lake County, Indiana
My Commission expires: 7/29/2018

Prepared by: Timothy Kuiper
Austgen, Kuiper Jasaitis, P.C., 130 N. Main St, Crown Point, IN 46307

Grantee's Address and Tax Billing Address:
17380 Cleveland
Lowell, IN 46356

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Dawn Stanley.
File No. 920140135

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
46307

JAN 29 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

16-
FW

Return to: Benjamin Cooper, 17380 Cleveland, Lowell, IN 46356
**FIDELITY NATIONAL
TITLE COMPANY**
92014-0135

FIDELITY - HIGHLAND

20511