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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 008067

2014 FEB 11 AM 10:29

MICHAEL B. BROWN
RECORDER 7-226-026.000-036

MAIL TAX BILLS TO:
SANTIAGO CARABALLO
984 FOUNTAIN PLACE
SCHERERVILLE, IN 46375

1400185

WARRANTY DEED

This indenture witnesseth that **FOUNTAIN PARK CENTER DEVELOPERS, LLC, a limited liability company organized and existing under the laws of the State of Indiana**, conveys and warrants to **SANTIAGO CARABALLO**, whose address is 984 Fountain Place, Schererville, IN 45375, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Lake County in the State of Indiana, to wit:

CHICAGO TITLE INSURANCE COMPANY

Part of Lot 6, in Fountain Park P.U.D., being part of Lot 2 and resubdivision of Lot 8, Fountain Park Subdivision, a Planned Unit Development in the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 101 page 33, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Lot 6; thence South 01 degrees 00 minutes 52 seconds East, 28.67 feet along the West line of said Lot 6; thence South 89 degrees 47 minutes 01 seconds East, 106.49 feet; thence South 00 degrees 12 minutes 59 seconds West, 96.00 feet to the point of beginning; thence South 89 degrees 47 minutes 01 seconds East, 50.00 Feet; thence South 00 degrees 12 minutes 59 seconds West, 24.00 feet; thence North 89 degrees 47 minutes 01 seconds West, 50.00 feet; thence North 00 degrees 12 minutes 59 seconds East, 24.00 feet to the point of beginning.

Commonly known as 984 Fountain Place, Schererville, IN 46375.

Subject To: All unpaid real estate taxes and assessments for 2013 payable in 2014, and for all real estate taxes and assessments for all subsequent years.

Subject To: All covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

Grantor certifies that there are no Indiana Gross Income Taxes due as a result of this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for making such conveyance has been taken and done.

Dated this 30th day of January, 2014.

FOUNTAIN PARK CENTER DEVELOPERS, LLC, an Indiana limited liability company

By: Alan D. Krygier
ALAN D. KRYGIER, Managing Member

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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 07 2014

20714

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

18-
CT
AM

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ALAN D. KRYGIER, as the Managing Member of FOUNTAIN PARK CENTER DEVELOPERS, LLC, an Indiana limited liability company**, who acknowledged the execution of the foregoing deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

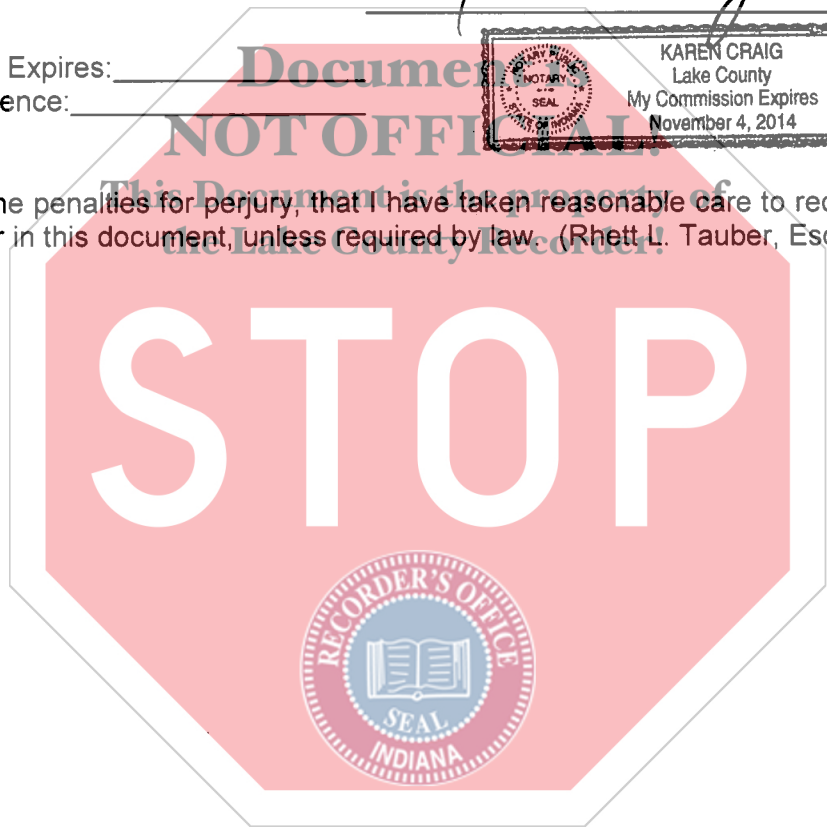
WITNESS my hand and Notarial Seal this 30th day of January, 2014.

Karen Craig
_____, Notary Public

My Commission Expires: _____
County of Residence: _____



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. (Rhett L. Tauber, Esq.)



This Instrument Prepared By:
Rhett L. Tauber, Esq.
Tauber Law Offices
1415 Eagle Ridge Drive
Scherville, IN 46375
(219) 865-6666

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