

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 048587

2014 AUG 13 AM 10:34

MICHAEL D. BROWN
RECORDER

3

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Swagger Properties LLC (Grantor) **CONVEY(S) AND WARRANT(S)** to Fabian Martinez and Dolores Martinez, Husband and Wife (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:

SEE ATTACHED LEGAL DESCRIPTION

Property address: 5710 W. 70th Avenue, Schererville, IN 46375

Tax ID No.: 45-11-13-131-014.000-036


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

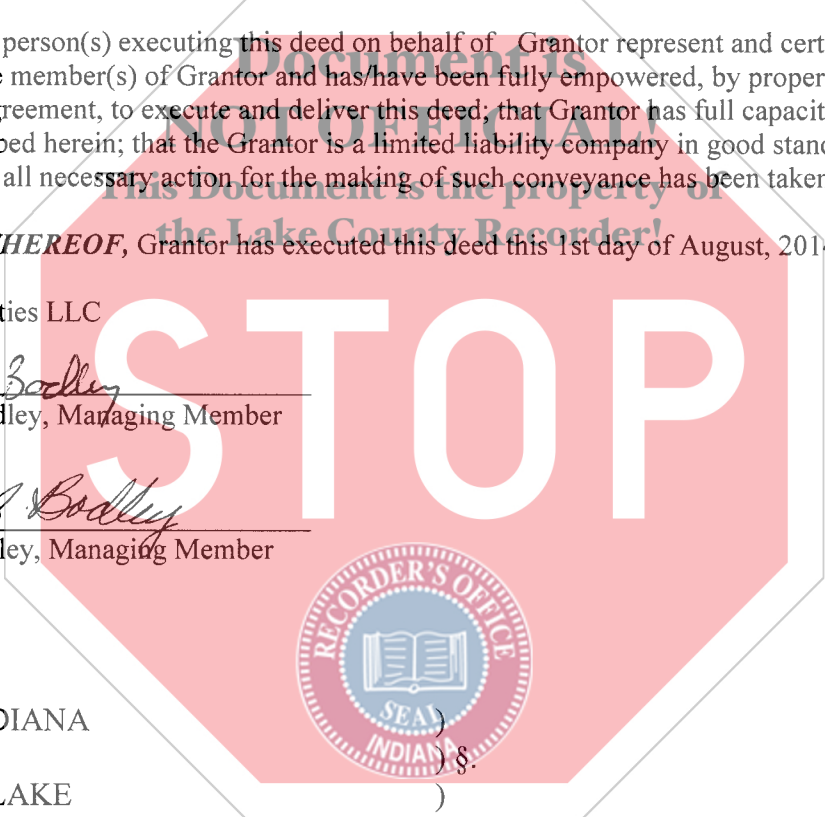
The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are member(s) of Grantor and has/have been fully empowered, by proper resolution or by the Operating Agreement, to execute and deliver this deed; that Grantor has full capacity to convey the real 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 1st day of August, 2014.

Swagger Properties LLC


By: Edwin J. Bodley, Managing Member


By: Laura J. Bodley, Managing Member

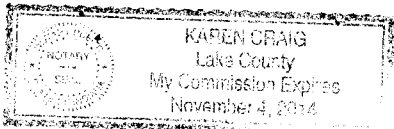


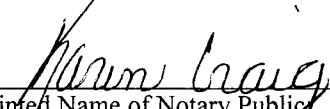
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Edwin J. Bodley and Laura J. Bodley, as Managing Members of Swagger Properties 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 1st day of August, 2014.




Printed Name of Notary Public: Karen Craig
Resident of Lake County, Indiana
My Commission expires: 11/4/2014

Prepared by: Dena Phillips Farling for the benefit of Chicago Title Company, LLC

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 13 2014

PEBBY HOLINGA KATONA
LAKE COUNTY AUDITOR

25463

20th
LT
dm

Grantee's Address and Tax Billing Address:
5710 W. 70th Avenue
Scherverville, IN 46375

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 Leslene Kurdalak. File No.
BT1300932

Return to: 5710 W. 70th Avenue, Scherverville, IN 46375



EXHIBIT A

LEGAL DESCRIPTION

PART OF LOT 552 IN FOXWOOD ESTATES, UNIT 8, A SUBDIVISION OF THE TOWN OF SCHERERVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 76, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; WHICH PART OF SAID LOT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 552; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 36.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 552; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 150.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 552; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, 36.67 FEET TO A POINT OF CURVE IN SAID SOUTH LINE, THENCE WESTERLY ALONG THE CURVED SOUTHERLY LINE OF SAID LOT 552, SAID LINE BEING A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 150 FEET, AN ARC DISTANCE OF 12.0 FEET; THENCE NORTHEASTERLY, 150.0 FEET TO THE POINT OF BEGINNING.

