

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 077740

2014 DEC -5 PM 3:11

MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE made this 3 day of December, 2014, by and between *Civic Properties LLC* (hereinafter referred to as "Grantor"), *JOSEPH VALENTI & ANTHI VALENTI, AS HUSBAND AND WIFE* (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in LAKE County, State of Indiana, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Parcel Number: 45-12-14-302-005.000-046
Property Address: 1701 E 73RD AVE, MERRILLVILLE, IN 46410
Grantee Tax Mailing Address: 11825 Iowa Street, Crown Point, In 46307

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 11825 Iowa Street, Crown Point, In 46307

IN WITNESS WHEREOF, Grantor has executed this deed this 3 day of December, 2014.

Grantors:
Signature: [Signature]

Printed: Matthew Scheltens, member, Civic Properties, LLC

STATE OF INDIANA)
COUNTY OF LAKE)



FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

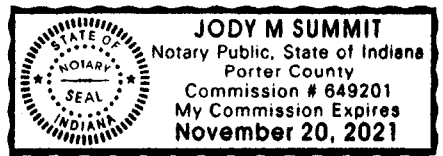
DEC 05 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Before me, a Notary Public for said County and State, personally appeared Matthew Scheltens, member who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 3 day of December, 2014.

My commission expires: 11-20-21

Jody M Summit
Notary Public



County of Residence: Porter

Jody M Summit
Printed Name of Notary Public

This Instrument prepared by:
Daniel Cavender, Member
C & S Lake Region, LLC
127 N Broad St
Griffith, IN 46319

"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."

Prepared by: Jody Summit

Return to
INDIANA TITLE NETWORK COMPANY
825 NORTH MAIN
CROWN POINT, IN 46307
2014-55450-02

18-
ITN CR #
23340
RM

016877

EXHIBIT "A"

LOT 5 IN SPROUT'S ADDITION TO MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 75, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT FOR THAT PART CONVEYED TO THE CITY OF HOBART IN WARRANTY OF DEED RECORDED JULY 6, 2000 AS DOCUMENT NO. 2000-048286 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 41 MINUTES 29 SECONDS EAST 9.78 FEET ALONG THE EAST LINE OF SAID LOT; THENCE NORTH 81 DEGREES 25 MINUTES 59 SECONDS WEST 99.98 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 0 DEGREES 41 MINUTES 29 SECONDS WEST 9.92 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 81 DEGREES 21 MINUTES 29 SECONDS EAST 100.00 FEET ALONG THE NORTHERN LINE OF SAID LOT TO THE POINT OF BEGINNING.

