

2014 081675

2014 DEC 23 AM 11:20

**LIMITED WARRANTY DEED**

MICHAEL E. BROWN

STATE OF Indiana  
COUNTY OF Lake

THIS INDENTURE made this 2nd day of July, 2014, by and between Nick Krawczenia, (hereinafter referred to as "Grantor"), and Emerald Investment Group, LLC, (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 Thirty Nine Thousand Two Hundred Dollars (\$39,200.00) 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 situate in Lake County, State of Indiana, to wit:

The East 25 feet of Lot 9, and all of Lot 10, in Block 12, in the Town of Ross, as per plat thereof recorded in Miscellaneous "A", pages 254 and 421, in the Office of the Recorder of Lake County, Indiana, and as amended by Decree entered September 25, 1957 in cause No. C56-834 in Order Book 119, page 49.

Common address: 3507 W. 47<sup>th</sup> Court, Gary, IN 46408-4038  
Parcel Number: 45-08-31-258-008.000-001

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 thereto 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.

Signed, sealed and delivered in the presence of:

29066

*Beth Beasley*  
Witness

(Seal)

*Nick Krawczenia*  
Grantor: Nick Krawczenia

(Seal)



FILED FOR RECORD  
JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Sworn to and subscribed before me of even date.

*Judith A. Krawczenia*  
Notary Public

(SEAL)

DEC 23 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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CS  
Ca