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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 020560

2015 APR -8 AM 11:20

MICHAEL B. BROWN  
RECORDER

3

Tax Key No. 45-07-16-404-001.000-023

MAIL TAX BILLS TO:

Grantee:

Grantee's Address:

TBD Holdings LLC

1939 Roswood Court  
Munster, IN 46321

**WARRANTY DEED**

(CORPORATE)

This indenture witnesseth that the **CITY OF HAMMOND, BY AND THROUGH ITS REDEVELOPMENT COMMISSION**, of Lake County in the State of Indiana, conveys and warrants to **TBD HOLDINGS LLC**, an Indiana limited liability company, for and in consideration of Ten Dollars and all other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

PARCEL 3:

Part of Block 2 in Oxbow Landing Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 105, Page 1 in the Office of the Recorder of Lake County, Indiana more particularly described as follows: commencing at the Southwest corner of said Block 2; thence North 00 degrees 00 minutes 00 seconds East along the West line of said Block 2, 75.13 feet to the Point of Beginning; thence North 00 degrees 00 minutes 00 seconds East continuing along said West line, 237.57 feet; thence North 27 degrees 53 minutes 00 seconds East along the Northwesterly line of said Block 2, 181.50 feet; thence South 62 degrees 07 minutes 00 seconds East into said Block 2, 245.28 feet; thence South 12 degrees 37 minutes 37 seconds East along a line radial to a curve, concave to the Southeast and having a radius of 210.00 feet, 141.51 feet to a point on said curve and the Easterly line of said Block 2; thence Southwesterly along said curve and the Easterly line of said Block 2, an arc length of 283.59 feet (chord bearing South 38 degrees 41 minutes 11 seconds West, chord length of 262.52 feet); thence South 00 degrees 00 minutes 00 seconds West along the said Easterly line, 11.56 feet; thence South 90 degrees 00 minutes 00 seconds West along said Easterly line, 9.90 feet; thence South 01 degrees 29 minutes 59 seconds West along said Easterly line, 3.84 feet to the Southeast corner of said Block 2; thence South 90 degrees 00 minutes 00 seconds West along the South line of said Block 2, 105.02 feet; thence North 45 degrees 00 minutes 00 seconds West into said Block 2, 37.81 feet to a point on a curve concave to the Northeast and having a radius of 100.00 feet; thence Northwesterly along said curve an arc length of 56.03 feet (chord bearing North 28 degrees 56 minutes 52 seconds West, chord length of 55.30 feet) to the Point of Beginning, all in Lake County, Indiana.

Commonly known as 2825 Carlson Drive, Hammond IN 46324

18100007

HOLD FOR GREATER INDIANA TITLE COMPANY  
FINAL ACCEPTANCE FOR TRANSFER

APR 08 2015

20318

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20.  
OK 010859  
2015

Subject to all unpaid real estate taxes and assessments for 2014 due and payable in 2015 and for all real estate taxes and assessments for all subsequent years.

Subject to all easements, conditions, restrictions, covenants, and limitations contained in prior instruments of record and municipal zoning ordinances.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate requirements for the making of such conveyance have been satisfied.

Dated this 3rd day of April, 2015.



STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 3<sup>rd</sup> day of April, 2015, personally appeared the City of Hammond, by and through its Redevelopment Commission by Philip G. Trillon, its Executive Director, swearing to the truth of the statements made therein pertaining to the Gross Income Tax, and acknowledged the execution of the foregoing Deed.

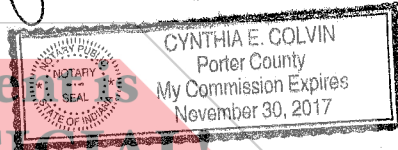
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

*Cynthia E. Colvin*

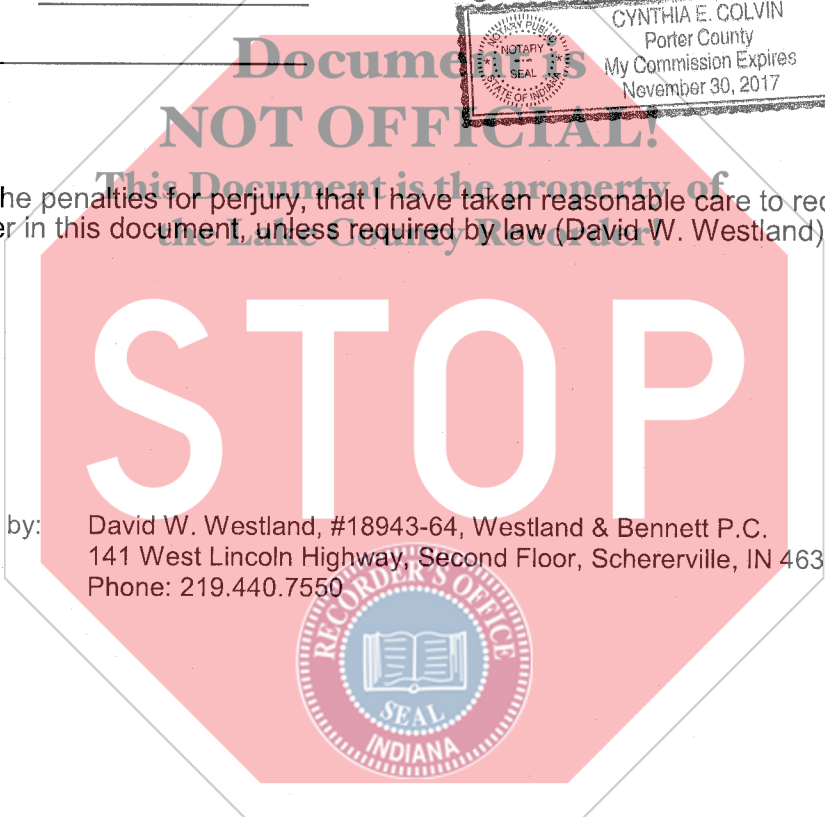
Notary Public

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 (David W. Westland).



This instrument prepared by: David W. Westland, #18943-64, Westland & Bennett P.C.  
141 West Lincoln Highway, Second Floor, Schererville, IN 46375  
Phone: 219.440.7550