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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 032541

2015 MAY 28 AM 9:20

MICHAEL B. BROWN
RECORDER

Mail tax bills to:

Parcel No. 45-09-17-276-004.000-021
& 45-09-17-276-002.000-021

3232 Central Ave
Lake Station In.
46405

WARRANTY DEED

THIS INDENTURE WITNESSETH, That MUSLEH REAL ESTATE, LLC ("Grantors")

of Lake County in the State of Indiana

CONVEY (S) AND WARRANT (S) TO 3232 CENTRAL AVENUE, LLC ("Grantee")

of Lake County in the State of Indiana

in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

see attached legal description

Commonly known as: 3232 Central Ave, Lake Station, In 46405
Grantee's address: same

Subject to: Taxes for 2015 and subsequent years, building lines, covenants and restrictions.

Dated this 21st day of May, 2015.

MUSLEH REAL ESTATE, LLC

BY: Feras Musleh, member

State of Indiana County of Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of May, 2015, personally appeared: Feras Musleh, member of Musleh Real Estate, LLC and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

[Signature]
_____, Notary Public

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.

This instrument prepared by: Attorney Richard A. Zunica
162 Washington
Lowell, In 46356
File No. 15-21390/sd/mtg

RICHARD A. ZUNICA
NOTARY PUBLIC
SEAL
Porter County, State of Indiana
My Commission Expires August 31, 2022

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 25 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

20599

AMOUNT \$ 15.00
CASH _____ CHARGE _____
CHECK # ~~2103~~ 2103
OVERAGE _____
COPY _____
NON-COM _____
CLERK M.C.

PARCEL 1:

THAT PART OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF CENTRAL AVENUE (AS NOW LOCATED IN THE CITY OF LAKE STATION, INDIANA), WITH THE EAST PROPERTY LINE OF THE STANDARD OIL COMPANY OF INDIANA, THE SAID EAST PROPERTY LINE BEING THE SAME LINE AS DESCRIBED IN DEED OF CONVEYANCE FROM THE MICHIGAN CENTRAL RAILROAD COMPANY AND THE NEW YORK CENTRAL RAILROAD COMPANY TO THE STANDARD OIL COMPANY OF INDIANA AND RECORDED AUGUST 10, 1959 IN DEED RECORD 1122, PAGE 562 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EASTERLY FROM SAID POINT OF INTERSECTION, ALONG THE NORTHERLY LINE OF CENTRAL AVENUE, A DISTANCE OF 250 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF CENTRAL AVENUE A DISTANCE OF 220 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF CENTRAL AVENUE A DISTANCE OF 250 FEET TO THE SAID EAST PROPERTY LINE OF SAID STANDARD OIL COMPANY OF INDIANA; THENCE SOUTHERLY ALONG SAID EAST PROPERTY LINE A DISTANCE OF 220 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF LAKE STATION, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF THE ORIGINAL NORTHERLY LINE OF CENTRAL AVENUE (50 FOOT WIDE) AND THE EAST LINE OF SAID SECTION 17; THENCE WESTERLY ALONG SAID ORIGINAL NORTH LINE 852.46 FEET TO A POINT 150 FEET EASTERLY OF THE EASTERLY LINE OF PIKE STREET; THENCE NORTHERLY AT RIGHT ANGLES 129 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE CONTINUING NORTHERLY ON SAID LINE 91 FEET; THENCE WESTERLY AT RIGHT ANGLES 151.94 FEET TO THE EASTERLY LINE OF PIKE STREET; THENCE SOUTHERLY 91 FEET, MORE OR LESS, TO A POINT 129 FEET NORTHERLY OF THE ORIGINAL NORTHERLY LINE OF CENTRAL AVENUE; THENCE EASTERLY 151.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

