

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 062601

2015 SEP 11 AM 10:54

MICHAEL B. BROWN
RECORDER

1501146cthc cm

KNOW ALL MEN BY THESE PRESENTS: That LFBT-CP Professional LLC, an Illinois Limited Liability Company, "Grantor," for the sum of One Dollar and 00/100 (\$1.00), and other good and sufficient consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to 2100 Professional Center LLC, an Indiana Limited Liability Company, "Grantee," the following described real estate located in Lake County, Indiana, to-wit:

Lot 4 in Wirtz Crown Heights, Unit A, Section 2, as shown in Plat ^{Book} 39, page 85, in Lake County, Indiana.

21570

Property Address: 2100 N. Main Street, Crown Point, Indiana 46307

Parcel Numbers: 45-12-32-202-005.000-029, 45-12-32-202-006.000

RECORDED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

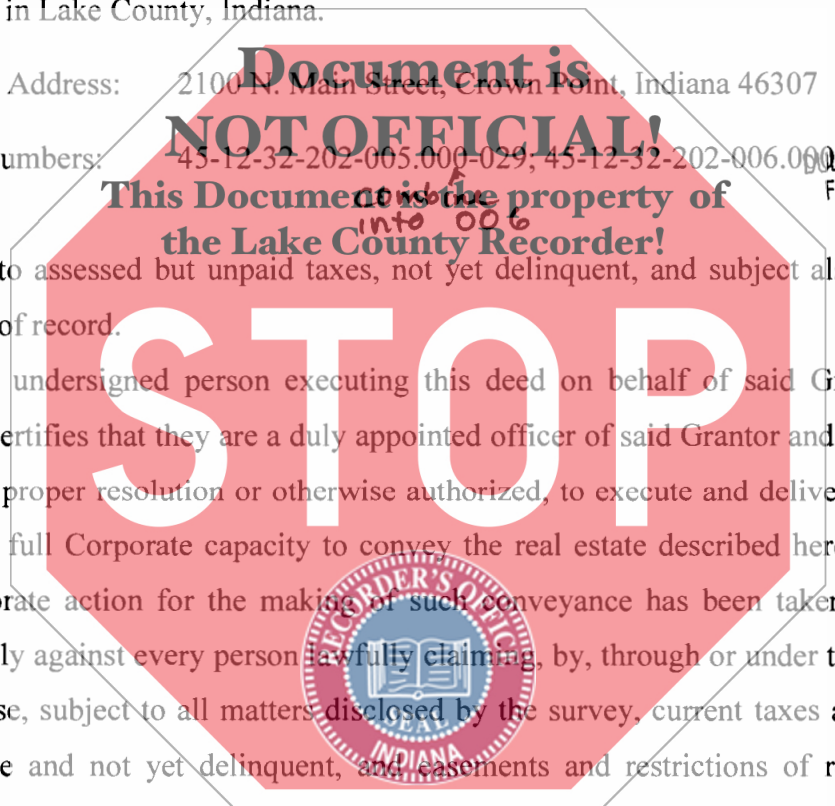
Subject to assessed but unpaid taxes, not yet delinquent, and subject also to ^{into 006} easements and restrictions of record.

SEP 11 2015

JOHN E. PETALOS
LAKE COUNTY AUDITOR

And the undersigned person executing this deed on behalf of said Grantor company represents and certifies that they are a duly appointed officer of said Grantor and have been fully empowered, by proper resolution or otherwise authorized, to execute and deliver this deed; that the Grantor has full Corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken. The Grantor warrants specially against every person lawfully claiming, by, through or under the said Grantor, but not otherwise, subject to all matters disclosed by the survey, current taxes and assessments due and payable and not yet delinquent, and easements and restrictions of record. Grantor specifically disclaims any warranties, representations, or guaranties of any kind or character, express or implied, oral or written, past, present or future, with respect to the property, including but not limited to, statements, warranties, representations, or guaranties as to matters of title except as stated above, environmental matters relating to the property or any portion thereof,

\$20.00
M.E
0-7



CHICAGO TITLE INSURANCE COMPANY

geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water, and earthquake faults and the resulting damage of past and/or future earthquakes, whether, and the extent to which, the property or any portion thereof is affected by any stream (surface or underground), body of water, flood-prone area, flood plain, floodway, or special flood hazard, drainage, soil conditions, including the existence of instability, past soil repairs, soil additions, conditions of soil fill, susceptibility to landslides, or the sufficiency of any underscoring, zoning to which the property or any portion thereof may be subject, the availability of any utilities to the property or any portion thereof, including, without limitation, water, sewage, gas, and electric, usages of adjoining property, access to the property or any portion thereof, the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, suitability, structural integrity, operation, or physical or financial condition of the property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights, or claims on or affecting or pertaining to the property or any part thereof, the presence of hazardous substances or violations of environmental laws in, on, under, or in the vicinity of the property, the condition or use of the property or compliance of the property with any or all past, present, or future federal, state, or local ordinances, rules, regulations, or laws, building, fire, or zoning ordinances, codes, or other similar laws, the existence or non-existence of underground storage tanks on the property, and any other matter affecting the stability or integrity of the property, the potential for further development of the property, the existence of vested land use, zoning, or building entitlement affecting the property, the merchantability of the property or the fitness of the property for any particular purpose or tax consequences.

IN WITNESS WHEREOF, the said Grantor, has caused this Deed to be executed this
15th day of May, 2015



LFBT-CP PROFESSIONAL LLC

BY: Christopher Swieca, Senior Vice-President of
the Sole Member of the Company

STATE OF ILLINOS)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared the above Christopher Swieca, Senior Vice-President of the Sole Member of the Company, who acknowledged the execution of the foregoing instrument as and for its voluntary act and deed, and who, being duly sworn, stated that the matters set forth in said Deed are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this

~~15th~~ ~~15th~~ day of May, 2015

"OFFICIAL SEAL"
NATASA MILICIC
Notary Public, State of Illinois
My Commission Expires 10/10/16

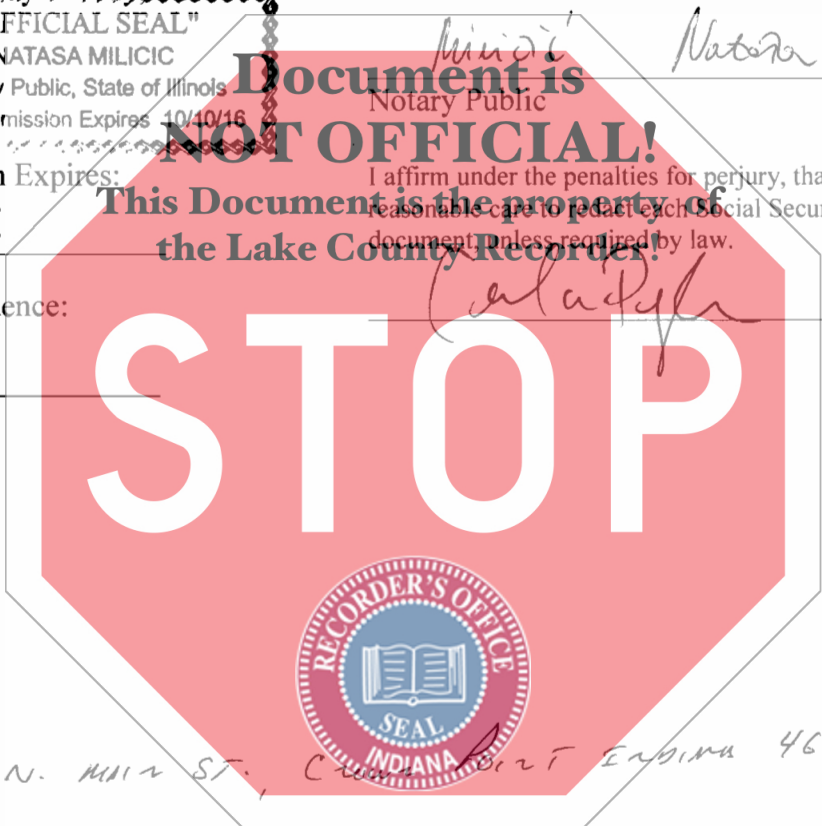
Milicic
Notary Public

My Commission Expires:

10/10/16

County of Residence:

COOK



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.

re: 2100 N. MAIN ST., CLERMONT INDIANA 46307

This document prepared by Carla K. Pyle, #25803-64 of Rubino Ruman Crosmer & Polen LLC
275 Joliet Street, Suite 330, Dyer, Indiana 4631; telephone 219/322-8222; fax 219/322-6675