

2015 065930

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 SEP 24 AM 11:12

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
4289 PARK PLACE
CROWN POINT, IN 46307

15081179 1071

TRUSTEE DEED

THIS INDENTURE WITNESSETH that KEVIN G. KARAS, as Successor-Trustee ("Grantor") (former Trustee, George S. Karas, passed away on July 4, 2015), of the Trust Number LTGSK-101, of Lake County in the State of Indiana CONVEYS to FIT & FINISH PROPERTY SOLUTIONS LLC ("Grantee") of Lake County in the State of Indiana in consideration of One Dollar (\$1.00) 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, to-wit:

Commonly known as: 4289 Park Place, Crown Point, IN 46307
Parcel#: 45-17-09-331-008.000-044

LOT 280 IN LAKES OF THE FOUR SEASONS, UNIT NUMBER 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All legal highways and rights-of-way;
- 3) Ditches and drains, and rights therein;
- 4) Zoning Ordinances;
- 5) Subject to building lines, easements, covenants and restrictions of record, if any;
- 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Crown Point;
- 7) Subject to the rights of way for drainage files, ditches, feeders, swails and laterals, if any.

The Grantor, as Trustee affirms that the Trust has the authority, unlimited and unrestricted power and authority in its discretion to self and convey, as Trustee, the real estate herein conveyed and to thereby convey the fee simple title thereto, and with no lesser powers than if it were the beneficial and fee simple owner thereof, and any conveyances, and/or other contracts whatsoever affecting said real estate executed by the said Trustee under this deed, as well as the terms and conditions of any such sales, conveyances, or other instruments are hereby authorized by the Trust and no purchasers, mortgagees or other persons dealing with the Trustee shall be required or obligated to look to the application of any purchase money or mortgage proceeds, or otherwise to the purposes of this Trust, and that the Trust has not been revoked and is still in full force and effect.

Dated this 11 day of September, 2015.

KEVIN G. KARAS, as Successor Trustee of the Trust
Number LTGSK-101

STATE OF IN)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this 11 day of Sept., 2015, personally appeared KEVIN G. KARAS, and acknowledged the execution of the foregoing deed.

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

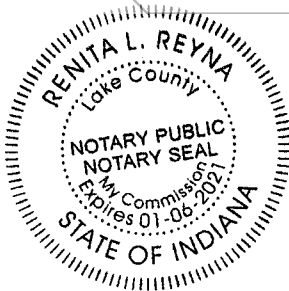
Mail to
PRISM TITLE
1011 E. Touhy Ave. #350
Des Plaines, IL 60018

Notary Public

My Commission Expires: _____

County of Residence: _____

This Instrument Prepared By:
Nathan D. Vis, Attorney
Blachly Tabor Bozik & Hartman
56 S. Washington Street, Suite 401
Valparaiso, IN 46383
PH: 219/464-1041



MAIL TO: ~~4289 PARK PLACE, CROWN POINT, IN 46307~~ 10806 Juliet St. Ft. John IN 46373

Grantee's Mailing Address to which the tax statement should be mailed under I.C. 6-1.1-22-8.1

Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed.

Judy Kaczmarek

015570

16 E
MAY
#011363