

2015 067650

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2015 OCT \_1 AM 10: 18

MICHAEL B. BROWN

TAX KEY NO. 45-07-09-428-001.000-023

MAIL TAX BILLS TO:

Grantee: Grantee's Address:

ND Property Ventures, LLC 5478 Sub Longspur Ln. Talm City, FLJ 34990

WARRANTY DEED

(CORPORATE)

494811A

This indenture witnesseth that SYNERGY PROPERTY HOLDINGS, LLC, an Illinois limited liability company, conveys and warrants to ND PROPERTY VENTURES, LLC, a Florida 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:

LOT 1, EXCEPT SOUTH 15 FEET THEREOF, IN HESSVILLE HEIGHTS ADDITION TO HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22 PAGE 6, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, ALSO THAT PART OF ALLEY VACATED BY CONFIRMATORY RESOLUTION #1985 ADJOINING SAID LOT 1

More Commonly Known as 7005 California Avenue, Hammond IN 46323

Subject to all unpaid real estate taxes and assessments for all subsequent years ounty Recorder!

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

<u>Grantor</u> expressly limits said warranty only against the acts of the <u>Gran</u>tor and all persons claiming by, through or under the Grantor.

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



015772

FINAL ACCEPTANCE FOR TAXATION SUBJECT

SEP 29 2015

LAKE COUNTY AVIDITY

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The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have 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 <u>14<sup>th</sup></u> day of <u>September</u> , 2015.
SYNERGY PROPERTY HOLDINGS, LLC an Illinois limited liability company
By May Die
STATE OF ILLINOIS  ) ) SS:
COUNTY OF Will )
Before me, the undersigned, a Notary Public in and for said County and State, this 14th day of September, 2015, personally appeared Mary Brown Who is the Vice President of SYNERGY PROPERTY HOLDINGS, LLC, 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 WHERE THE IN A CHEREUM SUBSCHIBERT AND AFFIXED MY Official seal.
the Lake County Recorder!
My Commission Expires: County of Residence:    Vill
This instrument prepared by: David W. Westland, #18943-64, Westland & Bennett P.C.
141 West Lincoln Highway, Second Floor, Schererville, IN 46375 Rhone: 219.440.7550  2