

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 067822

2015 OCT 01 PM 3:23

MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE made this 15 day of December, 2014, by and between *Civic Properties, LLC* (hereinafter referred to as "Grantor"), *DJ VANDER, LLC* (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in COOK County, State of Indiana, to wit:

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 AND 204.24 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH PARALLEL TO THE EAST LINE OF PROPERTY CONVEYED TO WALTER BANASIAK AND CLARA BANASIAK, BY DEED DATED MARCH 26, 1942 AND RECORDED APRIL 2, 1942, IN DEED RECORD 654, PAGE 220, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, A DISTANCE OF 345 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 114.24 FEET; THENCE NORTH 345 FEET; THENCE WEST 114.24 FEET TO THE POINT OF BEGINNING.

Parcel Number: 45-07-25-328-006.000-001
Property Address: 5425 W 41ST AVE, GARY, IN 46408

Grantee Tax Mailing Address: 127 N Broad St, Griffith, IN 46319

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 127 N Broad St, Griffith, IN 46319

IN WITNESS WHEREOF, Grantor has executed this deed this 15 day of December, 2014.

Grantors: [Signature]
Signature

Printed Daniel Cavender, member

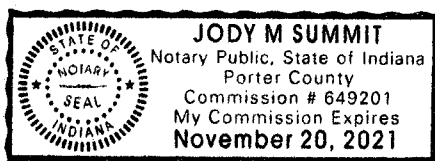
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public for said County and State, personally appeared Daniel Cavender, member who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of December, 2014. 22019

My commission expires: 11-20-21
County of Residence Porter

[Signature]
Notary Public
Jody Summit
Printed Name of Notary Public



This Instrument prepared by:
Daniel Cavender, Member
C & S Lake Region, LLC
127 N Broad St
Griffith, IN 46319

"I affirm, under the penalties for perjury, that I have taken reasonable care to report each Social Security number in this document, unless required by law, to the Internal Revenue Service for taxation purposes."
Prepared by: [Signature]
OCT 01 2015

\$16.00
M.E
#005719

JOHN E. PETALAS
LAKE COUNTY AUDITOR