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2015 071423

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2015 OCT 21 AM 10:32  
MICHAEL B. SHOWN  
RECORDER

**INSTRUMENT PREPARED BY:**  
Max J. Kanter, Esq.  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606

**SPECIAL WARRANTY DEED**

15036230M

THIS INDENTURE, made this 2 day of October, 2015, between SMKN ENTERPRISES LLC, an Indiana limited liability company, party of the first part ("**Grantor**"), REDLUB PROPERTY MANAGEMENT LLC, an Indiana limited liability company, party of the second part ("**Grantee**"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Lake and State of Indiana, known and described as follows, to wit:

**This Document is the property of the Lake County Recorder!**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns, FOREVER.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to those exceptions set forth on EXHIBIT "B" attached hereto and made a part hereof.

Tax Parcel Number: 45-12-22-427-008.000-030

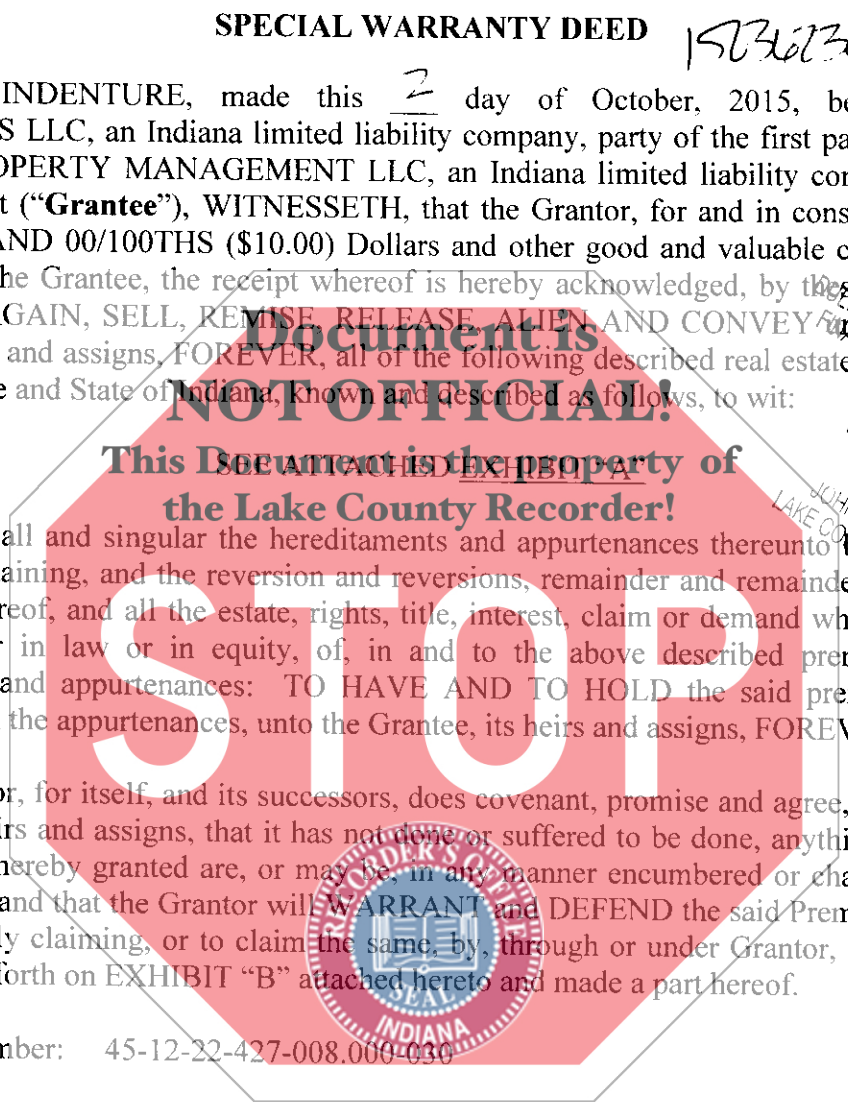
ADDRESS OF PREMISES: 1515 E 82nd Avenue, Merrillville, IN 46410

015991

[SIGNATURE ON FOLLOWING PAGE]

22-  
CT  
AN

CHICAGO TITLE INSURANCE COMPANY



FILED FOR RECORD  
OCT 16 2015  
LAKE COUNTY RECORDER  
JOHN E. PETERS  
TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its member, the day and year first above written.

SMKN ENTERPRISES LLC,  
an Indiana limited liability company

By: [Signature]  
Name: Nick Karounos  
Its: Managing Member

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nick Karounos, Managing Member of SMKN Enterprises LLC, an Indiana limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Managing Member he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 2 day of October, 2015.

Notary Public: [Signature]  
My commission expires: 7-31-16



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.

[Signature]  
Max Kanter



MAIL RECORDED DEED TO:

SEND SUBSEQUENT TAX BILLS TO GRANTEE AT:

CNC CP.

(omitted)  
1515 E 82nd Ave  
Merrillville IN 46410

EXHIBIT "A"  
Legal Description

Part of Lot 2 in Westlake Plaza, as per plat thereof, recorded in Plat Book 47 page 77, and as amended by Document No. 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana, described as beginning on a point on the North line of Lot 2 a distance of 197.11 feet West of the Northeast corner of said Lot 2; thence South 1 degree 09 minutes 44 seconds East 250.30 feet; thence North 90 degrees 0 minutes 0 seconds West 155.0 feet; thence North 1 degree 09 minutes 44 seconds West 249.91 feet to the North line of said Lot 2; thence Easterly along the North line of said Lot 2 along the arc of a curve concave South with a radius of 3621.41 feet a distance of 53.24 feet; thence continuing along the North line of said Lot 2, North 90 degrees 0 minutes 0 seconds East a distance of 101.76 feet to the place of beginning, all in the Town of Merrillville, Lake County, Indiana.

Tax Parcel Number: 45-12-22-427-008,000-030

Property Address: 1515 E 82nd Avenue, Merrillville, IN 46410

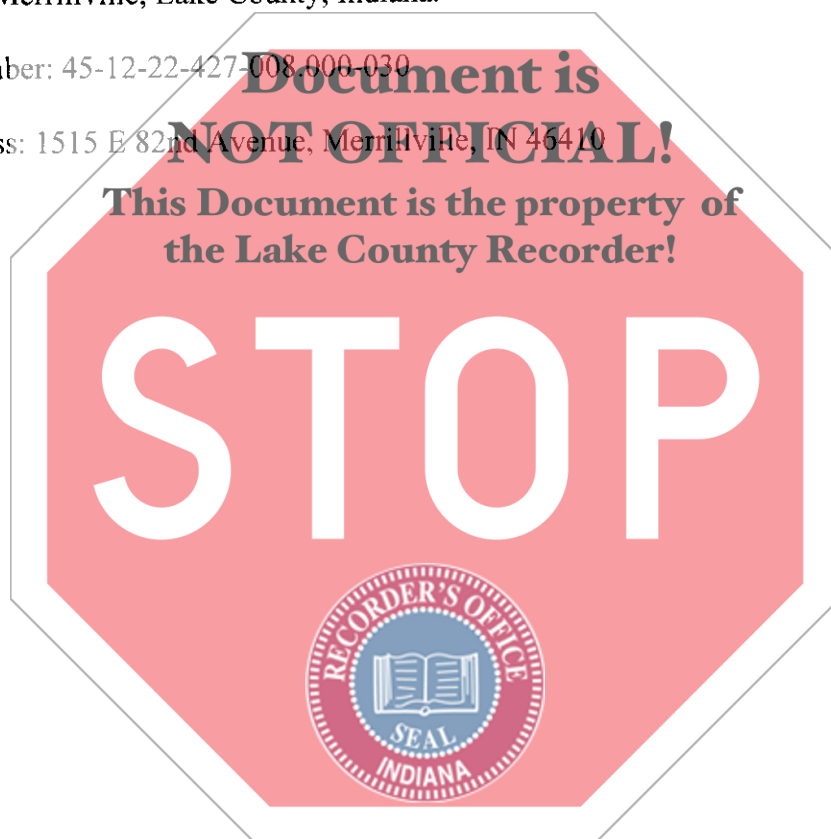


EXHIBIT "B"  
Permitted Exceptions

1. General real estate taxes for the year 2015 and subsequent years not yet due and payable;
2. Easements, covenants, conditions, and restrictions as of record in the public record of Lake County, Indian;
3. Rights of the public and others entitled thereto in and to the use of that portion of the property within the bounds of any road or highways; and
4. Rights of way for drainage tiles, feeder and laterals, if any.

