

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 071800

2015 OCT 22 AM 11:49

MICHAEL B. BROWN
RECORDER

GRANTEES ADDRESS &
Send tax bills to:

2342 CLINE AVENUE

SCHERERVILLE, IN 46375

Parcel Nos.: 45-11-17-227-004.000-036

45-11-17-227-006.000-036

45-11-17-227-005.000-036

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that **909 W. Lincoln, LLC** ("Grantor"), an Indiana limited liability company, CONVEYS AND WARRANTS to **RTC 909, LLC**, an Indiana limited liability company, for the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

PARCEL 1: PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 WITH THE SOUTH RIGHT OF WAY LINE OF U.S. 30 (80 FEET WIDE); THENCE WEST ALONG THE SOUTH LINE OF SAID U.S. HIGHWAY 30 A DISTANCE OF 160 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 200 FEET; THENCE EAST PARALLEL TO U.S. HIGHWAY 30, A DISTANCE OF 160 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 30 FEET THEREOF, AND ALSO EXCEPTING THEREFROM THE NORTH 15.01 FEET CONVEYED TO THE STATE OF INDIANA BY DEED RECORDED APRIL 12, 1993 AS DOCUMENT NUMBER 93022435.

PARCEL 2: PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 (80 FEET WIDE); THENCE WEST ALONG WITH THE SOUTH LINE OF U.S. HIGHWAY 30 A DISTANCE OF 30 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 250 FEET; THENCE WEST PARALLEL TO U.S. HIGHWAY 30, A DISTANCE OF 245 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17 TO THE NORTH RIGHT OF WAY LINE OF OLD LINCOLN HIGHWAY; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF OLD LINCOLN HIGHWAY TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17 TO THE

15-5309M

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NORTHWEST INDIANA TITLE
101 E. 90TH DRIVE
SUITE C
MERRILLVILLE, IN 46410
219-755-0100

OCT 22 2015

22533

JOHN E. PETALAS
LAKE COUNTY AUDITOR

22
MHT
BW

POINT OF BEGINNING, IN LAKE COUNTY, INDIANA EXCEPTING THEREFROM THE NORTH 15.01 FEET CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED APRIL 12, 1993 AS DOCUMENT NUMBER 93022435.

PARCEL 3: A PARCEL OF LAND 50 FEET BY 130 FEET DESCRIBED AS FOLLOWS: PART OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 (80 FEET WIDE); THENCE WEST ALONG SAID HIGHWAY 30 A DISTANCE OF 160 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 17, A DISTANCE OF 250 FEET; THENCE EAST PARALLEL TO U.S. HIGHWAY 30 A DISTANCE OF 160 FEET TO THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 17; THENCE NORTH 250 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA. EXCEPT THE EAST 30 FEET THEREOF AND EXCEPT THAT PART COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ WITH THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 30 (80 FEET WIDE); THENCE WEST ALONG THE SOUTH LINE OF SAID HIGHWAY 30, A DISTANCE OF 160 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 17, A DISTANCE OF 200 FEET; THENCE EAST PARALLEL TO U.S. HIGHWAY 30 A DISTANCE OF 160 FEET TO THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 17; THENCE NORTH 200 FEET TO THE PLACE OF BEGINNING.

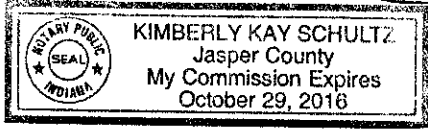
More commonly known as: 909 West Lincoln Highway, Schererville, IN 46375.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2014 payable in 2015, and for all years thereafter.
2. Taxes or special assessments which are not shown as existing liens by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown in the Public Records.
7. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Before me, a Notary Public in and for said County and State, personally appeared Minas E. Litos, a Member of 909 W. Lincoln, LLC who acknowledged the execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15 day of October, 2015.



Signature, Notary Public

KIMBERLY KAY SCHULTZ

Printed Name, Notary Public

My Commission Expires: 10-29-16
Resident of JASPER County

Pursuant to IC 36-2-11-15(b)(2), 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.
/s/ Shawn D. Cox

This instrument prepared by Shawn D. Cox, Gouveia & Associates, 433 West 84th Drive, Merrillville, IN 46410, Telephone: (219) 756-6020.

Return recorded instrument to:

