

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 071801

2015 OCT 22 AM 11:49

MICHAEL B. BROWN
RECORDER

3

GRANTEES ADDRESS &

Send tax bills to:
2342 CLINE AVENUE
SCHERERVILLE, IN 46375

Parcel No: 45-07-29-233-009.000-026

CORPORATE WARRANTY DEED

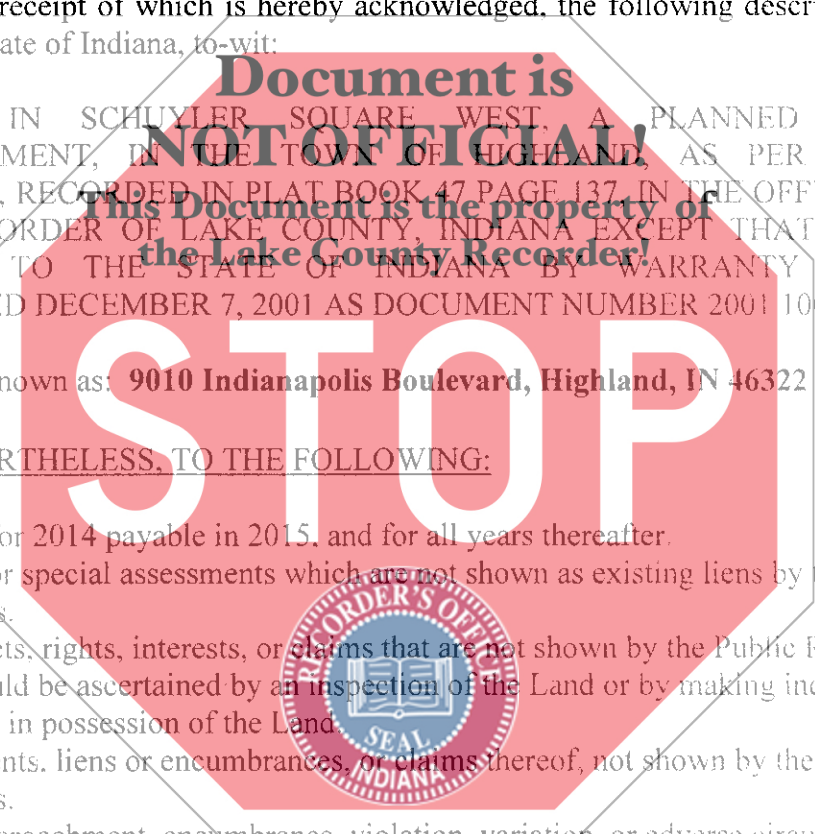
THIS INDENTURE WITNESSETH, that **9010 Indianapolis, LLC** ("Grantor"), an Indiana limited liability company, CONVEYS AND WARRANTS to **RTC 9010, LLC**, an Indiana limited liability company, for the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

LOT 1 IN SCHUYLER SQUARE WEST, A PLANNED UNIT DEVELOPMENT, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47 PAGE 137, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA EXCEPT THAT PART DEEDED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED DECEMBER 7, 2001 AS DOCUMENT NUMBER 2001 100226.

More commonly known as: **9010 Indianapolis Boulevard, Highland, IN 46322**

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.
8. Taxes for 2015 payable 2016, not yet due and payable.
9. Little Cal River Basin Fee for the year 2015 payable 2016, not yet due and payable.
10. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
11. All other highways and legal right of ways, if any.
12. Rights of way for drainage tiles, ditches, feeders and laterals, if any.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

15-53094

OCT 22 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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

22534

20.
NIT
DW

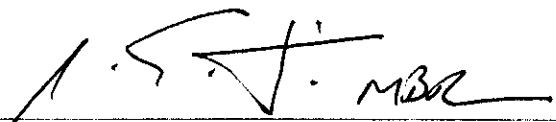
13. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within U.S. Highway 41 along the East side of the land.
14. Terms and provisions of an easement to roadway reserved in a Warranty Deed made by Arthur W. Schuyler, Jr. to George E. Watson and Arthur W. Schuyler, Jr. dated April 29, 1976 and recorded June 18, 1976 as Document No. 355392.
15. Perpetual Highway Easement (for the relocation, cleaning and repairing of a legal ditch) in favor of the State of Indiana recorded May 24, 2002 as Document No. 2002 048226.
16. Right of way for drainage, flow and maintenance of Spring Street Ditch (a branch of Cady Marsh Ditch) together with an additional 75 foot right of way as provided by I.C. 36-9-27-33.
17. Easement for 20 foot ingress-egress utilities easement affecting the East 20 feet of the West 45 feet of the land as shown on recorded plat of Sizzler Square, recorded in Plat Book 46 page 64.
18. Easement for unspecified purposes affecting the East 30 feet of the land as shown on recorded plat of Sizzler Square recorded in Plat Book 46 page 64.
19. Easement for unspecified purposes affecting South 15 feet of the land as shown on recorded plat of said subdivision.
20. Easement for drainage and utilities affecting East 10 feet of the land as shown on recorded plat of said subdivision.
21. Easement for ingress, egress and utilities affecting North 30 feet of the land as shown on recorded plat of said subdivision.
22. Easement for drainage and utilities affecting South 15 feet of the land as shown on recorded plat of said subdivision.
23. Resolution No. 2011-06 of the Highland Redevelopment Commission declaring an area in the Town of Highland, Indiana as a Redevelopment Area recorded July 20, 2011 as Document No. 2011039137.
24. Leases and subleases, if any, and all rights therein.
25. All liens, encumbrances or notices of intent to hold mechanics liens on the Real Estate.
26. Applicable building, zoning, planning and subdivision control ordinances.
27. All other easements for highways, roads, sewers, drains, ditches, tiles and public utilities.
28. All other covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the Real Estate.



The undersigned person executing this deed represents and certifies on behalf of Grantor, that the undersigned is a member of the Grantor and has been empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated, that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has executed this deed this 15TH day of October, 2015.

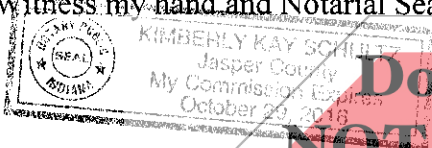
9010 Indianapolis, LLC

By: 
Minas E. Litos, Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

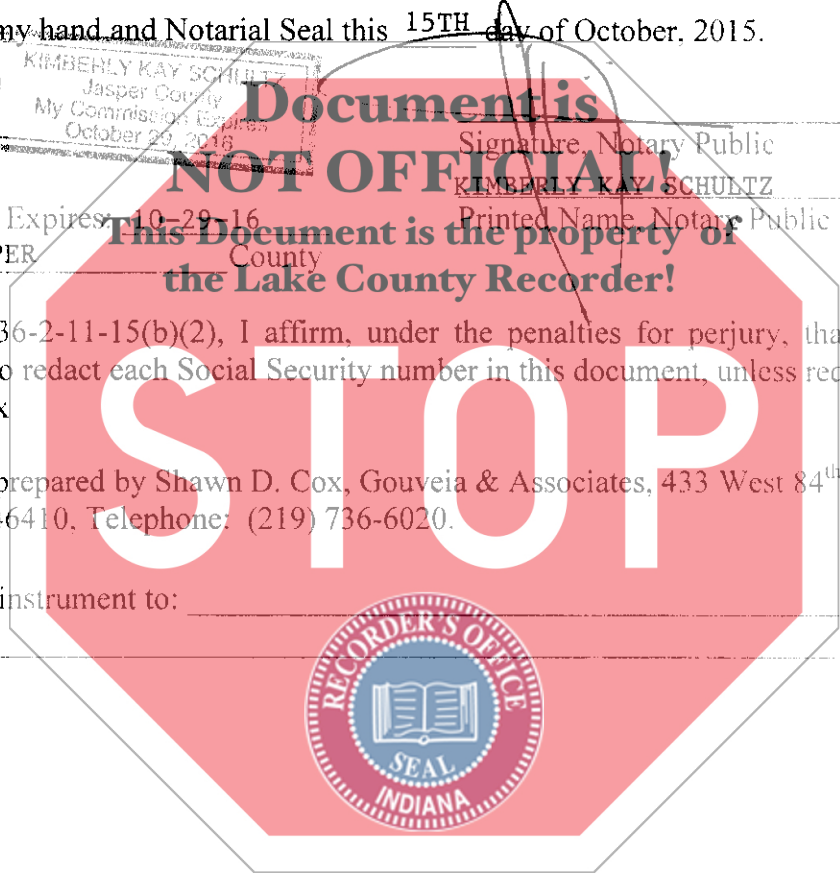
Before me, a Notary Public in and for said County and State, personally appeared Minas E. Litos, a Member of 9010 Indianapolis, LLC who acknowledged the execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 15TH 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) 736-6020.

Return recorded instrument to: _____