

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

Community Title Company  
File No. L 158589

2015 073521

2015 OCT 30 PM 1:51

WARRANTY DEED  
MICHAEL B. BROWN  
RECORDER

TAX: I.D. NO. 45-17-04-451-002.000-047

THIS INDENTURE WITNESSETH, That JOHN ROCKOVITS, a/k/a JOHN W. ROCKOVITS, AS TO AN UNDIVIDED 25% INTEREST, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to WPH DEVELOPMENT, LLC., of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

Commonly known as: 8910 E. 109<sup>TH</sup> AVENUE, CROWN POINT, INDIANA 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2014 TAXES PAYABLE 2015, 2015 TAXES PAYABLE 2016 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 20<sup>th</sup> day of October, 2015.

John Rockovits AKA John W. Rockovits  
JOHN ROCKOVITS, a/k/a JOHN W. ROCKOVITS

STATE OF Indiana  
COUNTY OF Lake

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

Before me, the undersigned, a Notary Public in and for said County and State, this 20<sup>th</sup> day of October, 2015, personally appeared: JOHN ROCKOVITS, a/k/a JOHN W. ROCKOVITS and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 4-15-16  
Resident of Lake County

Signature Patricia Ludington  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by:

MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45  
No legal opinion given to Grantor. All information used in preparation of documents was supplied by title company.

RETURN DEED TO: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1313 White Oak Drive, Crown Point, Indiana 46307  
SEND TAX BILLS TO: GRANTEES

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.

Pat Ludington  
Signature of Preparer

Pat Ludington  
Printed Name of Preparer

  
Patricia Ludington  
Resident Of  
Lake County  
My Commission Expires:  
4/15/2016

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 28 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

05027

18-  
CM  
AM

EXHIBIT "A"

TAX: I.D. NO. 45-17-04-451-002.000-047

LEVY/WPH DEVELOPMENT, LLC.

PART OF THE SOUTHEAST QUARTER OF SECTION 4 TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEING 310 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,687.72 FEET TO A LINE 300 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND SOUTHEAST QUARTER; THENCE EAST ON SAID LAST DESCRIBED LINE A DISTANCE OF 1,019.48 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ON SAID EAST LINE A DISTANCE OF 363.81 FEET TO THE NORTH LINE OF SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE EAST ON SAID NORTH LINE A DISTANCE OF 280.50 FEET TO THE EAST LINE OF WEST 17 RODS A DISTANCE OF 608.30 FEET TO A POINT 720 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WEST ON A LINE 720 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SOUTHEAST QUARTER A DISTANCE OF 380 FEET; THENCE SOUTH ON A LINE 99.5 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 720 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WEST ON SAID LINE A DISTANCE OF 920.9 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, INDIANA. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE SAID SECTION 4 A DISTANCE OF 99.5 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 21 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE, 620.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 300.00 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE THAT IS CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 417.32 FEET, A TANGENT OF 420.00 FEET AND A DEFLECTION ANGLE OF 90 DEGREES 22 MINUTES A DISTANCE OF 658.20 FEET TO A POINT OF TANGENT; THENCE SOUTH 89 DEGREES 21 MINUTES 19 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION A DISTANCE OF 199.86 FEET TO A LINE THAT IS PARALLEL TO AND 99.50 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 90 DEGREES 16 MINUTES 01 SECONDS WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 720.00 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, INDIANA EXCEPTING THEREFROM THE SOUTH 40 FEET THEREOF, ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 40 FEET OF THE FOLLOWING DESCRIBED PARCEL: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 99.5 FEET, TO THE PLACE OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 21 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE 620.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 300 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE THAT IS CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 417.32 FEET, A TANGENT OF 420 FEET AND A DEFLECTION ANGLE OF 90 DEGREES 22 MINUTES A DISTANCE OF 658.20 FEET TO A POINT OF TANGENT; THENCE SOUTH 89 DEGREES 21 MINUTES 19 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 199.86 FEET, TO A LINE THAT IS PARALLEL TO AND 99.50 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 01 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 720.00 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.