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2015 088256

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 DEC 30 PM 12:03

MICHAEL B. BROWN
RECORDER

Parcel Nos.: 45-07-34-101-009000-006

SPECIAL WARRANTY DEED

This indenture witnesseth that

MEYERS GRIFFITH PROPERTIES, LLC, an Indiana Limited Liability Company
("Grantor")
of Lake County in the State of Indiana,

Conveys and Warrants to

45TH STREET REAL ESTATE VENTURES, LLC, an Indiana Limited Liability Company
("Grantee")
of Lake County in the State of Indiana.

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration the receipt whereof is hereby acknowledged, the following real estate, and all related rights, title and interest in and to said real estate in Lake County in the State of Indiana (the "Real Estate"), to wit:

SEE EXHIBIT "A" ATTACHED

The Grantor hereby represents and warrants to Grantee that at the time this Warranty Deed is delivered to Grantee, the Real Estate was free and clear from all liens or other title encumbrances other those matters set forth in Exhibit "B" attached hereto and incorporated by reference herein (collectively, the "Encumbrances").

GRANTOR CERTIFIES THAT NO GROSS INCOME TAX IS DUE ON THE TRANSFER OF THE INTEREST IN THIS REAL ESTATE BY VIRTUE OF THIS CONVEYANCE

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is the Managing Member of the Grantor and has been fully empowered by proper resolution, or other by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in the State of Indiana; that the Grantor has the capacity to convey the real estate described; and that all necessary limited liability company action for the making of this conveyance has been duly taken.

15-35876

HOLD FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT
TO ACCEPTANCE FOR TRANSFER

DEC 28 2015

JOHN E. PETALAS
LAKE COUNTY RECORDER
29789

22-00
M-E
M-T

Dated this 18 day of December, 2015

**MEYERS GRIFFITH PROPERTIES,
LLC, an Indiana limited liability
company**

By: Barbara A. Findlay
Barbara A. Findlay, its Managing Member

STATE OF FLORIDA)
)
) SS:
COUNTY OF COLLIER)

Before me, the undersigned Notary Public in and for said County and State, do hereby certify that **Barbara A. Findlay**, the managing member of Meyers Griffith Properties, LLC, an Indiana limited liability company, personally appeared and executed the above document as her voluntary act and deed, for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 18 day of DEC, 2015.

Patricia K. Medenwald
Notary Public
Resident of Collier County, Florida

My Commission Expires:
11-12-2018

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. Angela M. Jones, Attorney at Law.

This instrument prepared by: Angela M. Jones, Attorney at Law, O'Neill McFadden & Willett, LLP, 833 West Lincoln Highway, suite 410W, Schererville, Indiana, 46375

Tax Statements:
2342 Cline Ave.
Schererville, IN 46375

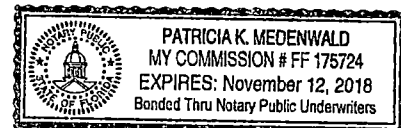


EXHIBIT "A"

Legal Description

Lots 9, 10, 11, 12, 13 and 14 EXCEPT the West 7 feet of Lot 14, Block 2, Woodland Estates 3rd Addition, as per plat thereof, recorded in Plat Book 56 page 39, and as amended by Plat of Correction recorded December 19, 1983, in Plat Book 56, page 45, and further amended by replat of the ingress and egress recorded February 16, 1995 in Plat Book 78 page 5, in Lake County, Indiana.

EXHIBIT "B"

Encumbrances

1. Real estate taxes and assessments due and payable after the date of this Special Warranty Deed;
2. Ingress and egress recorded February 16, 1995 in Plat Book 78 page 5, in Lake County, Indiana
3. Rights of way for drains, tiles, feeders and laterals.
4. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
5. Rights of tenants now in possession of the land under unrecorded leases or otherwise.