

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 002660

2016 JAN 15 AM 11:04

MICHAEL B. BROWN
RECORDER
PARCEL NO. 45-11-17-226-026.036

MAIL TAX BILLS TO
GRANTEE'S ADDRESS:
COREY R. HART
936 FOUNTAIN PLACE
SCHERERVILLE, IN 46375

WARRANTY DEED

1506283

This indenture witnesseth that **FOUNTAIN PARK CENTER DEVELOPERS, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF INDIANA**, conveys and warrants to **COREY R. HART, WHOSE ADDRESS IS 936 FOUNTAIN PLACE, SCHERERVILLE, INDIANA 45375**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Lake County in the State of Indiana, to wit:

** Single man*

Part of Lot 6 in Fountain Park P.U.D. being part of Lot 2 and Re-subdivision of Lot 8, Fountain Park Subdivision, a Planned Unit Development in the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 101, page 33 in the Office of the Recorder of Lake County, Indiana. More particularly described as follows: Commencing at the Northwest corner of said Lot 6, thence South 01 degrees 00 minutes 52 seconds East, 108.33 feet along the West line of said Lot 6; thence South 89 degrees 47 minutes 01 seconds East, 493.10 feet to the point of beginning; thence continuing South 89 degrees 47 minutes 01 seconds East, 24.00 feet; thence South 00 degrees 12 minutes 59 seconds West, 50.00 feet; thence North 89 degrees 47 minutes 01, seconds West, 24.00 feet; thence North 00 degrees 12 minutes 59 seconds East, 50.00 feet to the point of beginning.

Commonly known as 936 Fountain Park Place, Schererville, Indiana 46375.

Subject To: All unpaid real estate taxes and assessments for 2015 payable in 2016, and for all real estate taxes and assessments for all subsequent years.

Subject To: All covenants, easements, rights-of-way, building lines, highways, roads, street, 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 described above.

Grantor certifies that there are no Indiana Gross Income Taxes due as a result of this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for making such conveyance has been taken and done.

Dated this 11th day of January, 2016.

FOUNTAIN PARK CENTER DEVELOPERS, LLC, an Indiana limited liability company

By: 
ALAN D. KRYGIER, Managing Member

1

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 13 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

000240

18-
CT
Am

CHICAGO TITLE INSURANCE COMPANY

