

2

(Grantor)

2016 027923

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2016 MAY -9 PM 12: 38  
MICHAEL B. BROWN  
RECORDER

MAIL TAX BILLS TO:  
JASON NELLEMAN  
421 W. LINCOLN HIGHWAY  
SCHERERVILLE, IN 46375

PARCEL NO. 45-11-28-351-007.000-035

8882 Winding Trail  
ST JOHN IN 46373  
COMPANY WARRANTY DEED

1504210m

2016 036725

This indenture witnesseth that **SJS SPORTSCENTER, LLC, an Indiana limited liability company**, organized and existing under the laws of the State of Indiana, of Lake County, State of Indiana, conveys and warrants to **JASON T. NELLEMAN, whose address is 421 W. Lincoln Highway, Schererville, IN 46375**, 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:

A parcel of land in the South half of the North half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 35 North, Range 9 West of the Second Principal Meridian in the Town of St. John, Lake County, Indiana, and beginning at the intersection of the North Line of said South half of the North half of the Southwest Quarter of the Southwest Quarter of Section 28 and the Southwesterly 50 foot right of way of the Southern Railroad Family (formerly the Monon Railroad and also the Chicago, Indianapolis and Louisville Railroad); thence North 88 degrees 45 minutes 21 seconds West along the said North line, 145 feet; thence South 01 degree 14 minutes 39 seconds East 100 feet; thence South 88 degrees 45 minutes 21 seconds East, 224 feet, more or less, to the said Southwesterly 50 foot right of way line; thence Northwesterly along the last said line, 127.50 feet to the point of beginning.

**Subject To:** All unpaid real estate taxes and assessments for 2014 payable 2015 and for all real estate taxes and assessments for all subsequent years.

**Subject To:** All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

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 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 13th day of November, 2015.



SJS SPORTSCENTER, LLC, an Indiana limited liability company

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 14 2016

By: John W. Collet, Managing Member  
JOHN W. COLLET, Managing Member

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

This is to certify that this is a true and exact copy of the original instrument.  
CHICAGO TITLE INSURANCE CO.  
Indiana Division

By: [Signature]

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
MAY 06 2016  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

23481

\$18.00  
15

22417

19  
1 ref  
RM

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

1820500699

1820500847

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN W. COLLET, as the Managing Member of SJS SPORTSCENTER, LLC, an Indiana limited liability company**, who acknowledged the execution of the foregoing deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 13th day of November, 2015.

My Commission Expires: \_\_\_\_\_ Notary Public  
County of Residence: \_\_\_\_\_  
JACALYN L. SMITH  
Lake County  
My Commission Expires  
December 8, 2015

**Document is NOT OFFICIAL**  
**This Document is the property of the Lake County Recorder!**  
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. (Rhett L. Tauber, Esq.)

Note: This deed copy is being re-recorded to correct error in grantee name tax bills section so it matches SDP.

This Instrument Prepared by:  
Rhett L. Tauber, Esq.  
Tauber Law Offices  
1415 Eagle Ridge Drive  
Schererville, IN 46375  
(219) 865-6666

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