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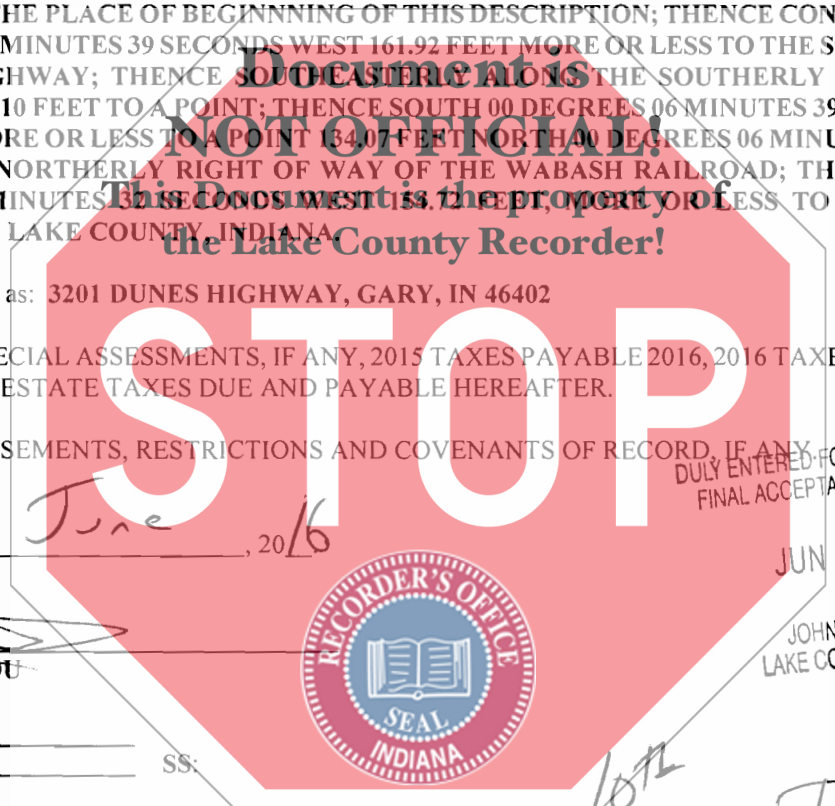
MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-08-01-352-002.000-004

THIS INDENTURE WITNESSETH, That PANICOS KALOGHIROU, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to THE MAN CAVE NITECLUB, LLC, of LAKE County in the State of INDIANA, (GRANTEES), 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:

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF THE WABASH RAILROAD, SAID POINT BEING LOCATED BY THE FOLLOWING TWO COURSES AND IDSTANCES FROM THE SOUTHWEST CORNER OF SECTION 1; ALONG THE WESTERLY LINE OF SECTION 1 NORTH 00 DEGREES 06 MINUTES 39 SECONDS EAST 141 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE WABASH RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89 DEGREES 10 MINUTES 11 SECONDS EAST 395.67 FEET; THENCE PARALLEL TO THE WESTERLY LINE OF SECTION 1, NORTH 00 DEGREES 06 MINUTES 39 SECONDS WEST 141.93 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 39 SECONDS WEST 161.92 FEET MORE OR LESS TO THE SOUTHERLY LINE OF DUNES HIGHWAY; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF DUNES HIGHWAY, 161.10 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 39 SECONDS WEST 125.79 FEET MORE OR LESS TO A POINT 134.07 FEET NORTH 00 DEGREES 06 MINUTES 39 SECONDS EAST OF THE NORTHERLY RIGHT OF WAY OF THE WABASH RAILROAD; THENCE NORTH 86 DEGREES 15 MINUTES 30 SECONDS WEST 112.12 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.



Commonly known as: 3201 DUNES HIGHWAY, GARY, IN 46402

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY, DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

Dated this 10th day of June, 2016

Panicos Kaloghiros
PANICOS KALOGHIROU

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10th day of June, 2016 personally appeared: PANICOS KALOGHIROU, 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: 5-17-17 Signature *Daniel Birchel*
Resident of Lake County Printed Daniel Birchel, 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 document was supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 7421 W. 142ND AVENUE, CEDAR LAKE, IN 46303
SEND TAX BILLS TO: GRANTEE

COMMUNITY TITLE COMPANY
PHONE NO 1699355

\$1.00
CM
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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.

Matthew W. Deulley
Signature of Preparer

Daniel Birchel
Printed Name of Preparer