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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 048626

2016 AUG -1 AM 11:13

MAIL TAX BILLS TO  
GRANTEE'S ADDRESS:  
ROGER HELFEN  
986 FOUNTAIN PLACE  
SCHERERVILLE, IN 46375

PARCEL NO. 15-11-17-229-004.000-036  
MICHAEL B. BROWN  
RECORDER

1603534

**WARRANTY DEED**

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 **ROGER HELFEN, WHOSE ADDRESS IS 986 FOUNTAIN PLACE, SCHERERVILLE, IN 46375**, 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:

Part of Lot 6, in Fountain Park P.U.D., being part of Lot 2, and Resubdivision 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, 28.67 feet along the West line of said Lot 6; thence South 89 degrees 47 minutes 01 seconds East, 106.49 feet; thence South 00 degrees 12 minutes 59 seconds West, 72.00 feet to the point of beginning; thence South 89 degrees 47 minutes 01 seconds East, 50.00 feet; thence South 00 degrees 12 minutes 59 seconds West, 24.00 feet; thence North 89 degrees 47 minutes 01 seconds West, 50.00 feet; thence North 00 degrees 12 minutes 59 seconds East, 24.00 feet to the Point of Beginning.

Commonly known as 986 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 27th day of July, 2016.

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

By: *Brad M Teibel*  
BRAD M. TEIBEL, Managing Member

DULY ENTERED FOR TAXATION SUBJECT 1  
FINAL ACCEPTANCE FOR TRANSFER

JUL 29 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

014213

\$18.00

JTB

CR# 1820501028

CHICAGO TITLE INSURANCE COMPANY



