

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 054197

2016 AUG -9 AM 11:23

LIMITED LIABILITY COMPANY WARRANTY DEED
MICHAEL B. BROWN
RECORDER

THIS INDENTURE WITNESSETH THAT:

Final Grade Enterprise^s LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana,

CONVEYS AND WARRANTS TO:

Timothy J. Spear and Paige K. Conquest, as joint tenants with rights of survivorship of Lake County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Part of Lots 27 and 28, as marked and laid down on the recorded plat of SunnySide Addition to Crown Point, described as follows:

Beginning at a point on the East Line of Maxwell Avenue which is 50 feet North of the Southwest Corner of said Lot 27 and running thence North on the East line of of said Maxwell Avenue 50 feet; thence East parallel With the South Line of said Lot 27 to the East Line of said Lot 28; thence South on the East Line of said Lot 28 to the North Line of said Lot 27; thence Easterly on the North Line of said Lot 27 to the East Line of said Lot 27; thence Westerly to the point of beginning, excepting therefrom that portion thereof deeded to Leo G. Henderlong by deed recorded in Deed Record 470 Page 217, in Lake County, Indiana as per plat thereof, recorded in Plat book 17 Page 29, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 224 Maxwell Street, Crown Point, IN 46307

Subject to all taxes, zoning requirements, easements and restrictions of record.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by and through its authorized member the 3rd day of August, 2016.



Final Grade Enterprise^s LLC

John Krajci, Authorized Member

STATE OF INDIANA)

LAKE COUNTY)

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of August, 2016, personally appeared John Krajci, an authorized member of Final Grade Enterprise^s LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed, and who having been duly sworn, stated that the representations contained therein are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires:

Jennifer C. Berg
Jennifer C. Berg, Notary Public
A Resident of Lake County



014523

MAIL TAX BILLS TO: Timothy J. Spear and Paige K. Conquest
224 Maxwell Street, Crown Point, IN 46307

TAX KEY NO (S): 45-16-08-281-004.000-042

GRANTEE'S ADDRESS: 224 Maxwell Street, Crown Point, IN 46307

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, #5575-56 Attorney at Law,
325 N. Main Street, Crown Point, IN 46307, 219-662-8200.

Our File No. 2016-58005-01

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. AA - Andrea Armistead

INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307

16- itnck#
25029
A.R.