

3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 006842

2017 JAN 31 AM 10:58

MICHAEL B. BROWN  
RECORDER

1604849 *cm*

MAIL TAX BILLS TO GRANTEE'S  
CURRENT ADDRESS AT:

c/o Henry Oppermann  
12985 West 85<sup>th</sup> Avenue  
St. John, Indiana 46373

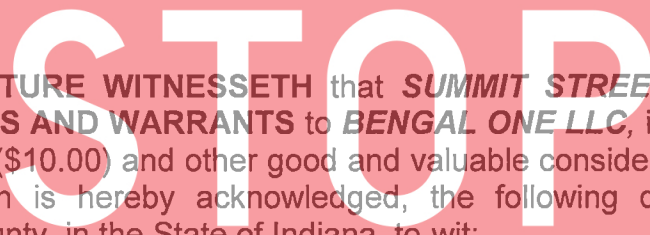
RETURN TO:

Glenn R. Patterson  
LUCAS, HOLCOMB & MEDREA, LLP  
300 East 90<sup>th</sup> Drive  
Merrillville, Indiana 46410

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

**LIMITED LIABILITY COMPANY WARRANTY DEED NO. 2**



**THIS INDENTURE WITNESSETH** that **SUMMIT STREET ANNEX, LLC** (the "Grantor") **CONVEYS AND WARRANTS** to **BENGAL ONE LLC**, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Part of Lot 15, Center Industrial Park, as per plat thereof, recorded in Plat Book 53 page 55, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northeast corner of said Lot 15; thence South 0°29'10" East, along the East line of said Lot 15, 284.40 feet to the South line of said Lot 15; thence North 90° 00'00" West, along said South line, 193.97 feet to the West line of said Lot 15; thence North 00° 49'19" West, along said West line, 74.67 feet; thence South 89° 24'39" East, 178.84 feet; thence North 00°10'40" East, 211.57 feet to the North line of said Lot 15; thence North 90° 00'00" East, along said North line, 13.15 feet to the point of beginning.

Commonly known as a part of 1191 East Summit Street, Crown Point, Indiana.

Part of Tax Parcel No.: 45-16-04-401-002.000-042 (2015 payable 2016); 45-16-04-401-024.000-042 (2016 payable 2017)

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes and conservancy district assessments for 2016, payable in 2017, and for all years thereafter.

DULY RECEIVED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
00609  
JAN 30 2017

CHICAGO TITLE INSURANCE COMPANY

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

# 20  
*cm*

1820501669

Chicago Title Insurance Company

② 1604849 *cm*

2. Rights of tenants under unrecorded leases.
3. Easements for public utilities and/or drainage as shown on recorded plat of the subdivision.
4. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of the subdivision.
5. Building setback requirements as shown on the plat of the subdivision.
6. Covenants, conditions, and restrictions contained in deed from First Midwest Bank, N.A. to Summit St. Station, LLC dated December 20, 2007, recorded January 10, 2008 as Document Number 2008 002262.
7. Lease by and between Summit Street Station, LLC, Lessor(s), and View Outdoor Advertising, LLC, Lessee(s), dated April 1, 2008, as evidenced by a Memorandum of Lease dated July 20, 2010 and recorded September 9, 2010 as Document Number 2010 054673.
8. Covenants, conditions, and restrictions contained in the plat of Center Industrial Park, recorded in Plat Book 53 page 55.
9. Covenants, conditions, easements and restrictions contained in the Restrictive Covenants recorded June 25, 1981, as Document Number 634117.
10. Easement for utilities in favor of Indiana Bell Telephone Company, Incorporated, and Northern Indiana Public Service, their successors and assigns, dated July 21, 1981, and recorded August 27, 1981, as Document Number 641993.
11. Easement for sanitary sewer and water lines in favor of the City of Crown Point, Indiana, dated May 29, 1987, and recorded April 18, 1988, as Document Number 973099.
12. Purported easement and right-of-way for public street in favor of the City of Crown Point, Indiana, dated June 16, 1989, and recorded April 3, 1990, as Document Number 093017.
13. Covenants, conditions, easements and restrictions contained in Sign Easement Agreement and Declaration of Restrictions, recorded July 9, 2015 as Document Number 2015 042436.
14. Covenants, conditions, easements and restrictions contained in Sign Easement Agreement and Declaration of Restrictions, recorded September 1, 2015 as Document Number 2015 059396.
15. Matters shown on survey by Torrenga Surveying, LLC dated October 12, 2016 as Job No. 2016-0599 showing the following:
  - a) fence is 0.8' north and 0.4' east at the Southwest corner of the real estate; and

b) fence is 3.4' north and 1.1' west at the Southeast corner of the real estate.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been duly authorized and fully empowered to execute and deliver this Deed; that Grantor has full 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, Grantor has caused this Deed to be executed this 3<sup>rd</sup> day of November, 2016.

SUMMIT STREET ANNEX, LLC

**Document is NOT OFFICIAL!**

By Janet Curley, Sole Member

STATE OF INDIANA **This Document is the property of the Lake County Recorder!**  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Janet Curley, the Sole Member of Summit Street Annex, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 3<sup>rd</sup> day of November, 2016.



JACALYN L. SMITH  
Seal  
Notary Public - State of Indiana  
Lake County  
My Commission Expires on 10, 2024

Notary Public

My Commission Expires: 1-10-24

County of Residence: LAKE

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. Glenn R. Patterson.

This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410