

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 007156

2017 FEB -1 AM 10:47

MICHAEL B. BROWN  
RECORDER

1607082

WARRANTY DEED

THIS INDENTURE made this 25<sup>th</sup> day of January 2017, by and between Civic Properties, LLC, (hereinafter referred to as "Grantor"), and Matthew K. Schmidt & Keweth J. Schmidt, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in Lake County, State of Indiana, to wit:

The land hereinafter referred to is situated in the City of Griffith, County of Lake, State of IN, and is described as follows: Lot 6 in Block 1 in Park Manor Third Addition to Griffith, as per Plat thereof, recorded July 14, 1954 in Plat Book 30 Page 30, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-07-34-232-016-000-006

Property Address: 720 N Cline Avenue, Griffith, IN 46319

Grantee Tax Mailing Address: 720 N Cline Ave Griffith In 46319

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 720 N Cline Avenue Griffith IN 46319

IN WITNESS WHEREOF, Grantor has executed this deed this 25<sup>th</sup> day of January, 2017.

Grantors: [Signature]  
Signature

Printed Civic Properties LLC  
Matthew Schmidt, Member



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 31 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

STATE OF INDIANA )

COUNTY OF LAKE )

Before me, a Notary Public for said County and State, personally appeared Matthew Schmidt, member of Civic Prop LLC who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

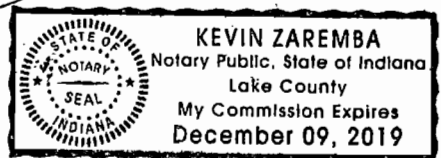
Witness my hand and Notarial Seal this 25<sup>th</sup> day of January, 2017.

My commission expires:

[Signature]  
Notary Public

County of Residence

Printed Name of Notary Public



This Instrument prepared by:  
Daniel Cavender, Member  
C & S Lake Region, LLC  
127 N Broad St  
Griffith, IN 46319

"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."

Prepared by: [Signature]

010645

llc.  
ck# 1820501672  
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CHICAGO TITLE INSURANCE COMPANY