

2017 008462

2017 FEB -8 AM 9:18

MICHAEL B. BROWN  
RECORDER

MAIL TAX BILLS TO:  
48 Tower Rd.  
Valparaiso, IN 46385

**CORPORATE WARRANTY DEED**

THIS INDENTURE WITNESSETH that 411-413 LAND, LLC ("Grantor"), of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to LISTING LEADERS, INC. ("Grantees"), of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars 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:

Commonly known as: 411-413 Main Street, Hobart, IN 46342  
Parcel#: 45-09-32-182-003.000-018

PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET 120 FEET SOUTHERLY OF THE SOUTHWEST CORNER OF LOT 16, IN THE ORIGINAL TOWN OF HOBART, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "D" PAGE 423; THENCE EASTERLY AT RIGHT ANGLES TO MAIN STREET 132 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 40 FEET; THENCE WESTERLY AT RIGHT ANGLES 132 FEET TO THE EAST LINE OF MAIN STREET; THENCE NORTHERLY ON SAID EAST LINE OF MAIN STREET 40 FEET TO THE POINT OF BEGINNING.

- Subject to:
- 1) Taxes, Easements, Covenants and restrictions of record;
  - 2) All legal highways and rights-of-way;
  - 3) Ditches and drains, and rights therein;
  - 4) Zoning Ordinances;
  - 5) Subject to building lines, easements, covenants and restrictions of record, if any;
  - 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Hobart;
  - 7) Subject to the rights of way for drainage tiles, ditches, feeders, swails and laterals, if any.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors/Members of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 20 day of Jan., 2017.

STATE OF IN )  
COUNTY OF Lake ) SS:



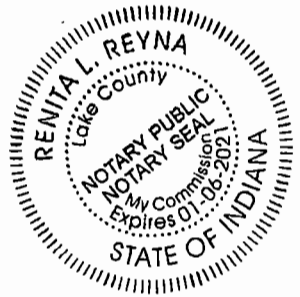
411-413 LAND, LLC

By: [Signature]  
FRANK ENNIS, Member

Before me, the undersigned, a Notary Public in and for said County and State, this 20 day of Jan., 2017, personally appeared FRANK ENNIS, Member for 411-413 LAND, LLC and acknowledged the execution of the foregoing deed.

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

[Signature]  
Notary Public  
My Commission Expires: 1-6-21  
County of Residence: Lake



This Instrument Prepared By:  
Nathan D. Vis, Attorney  
Blachly Tabor Bozik & Hartman, 56 Washington Street, Suite 401, Valparaiso, IN 46383 PH: 219/464-1041  
48 Tower Rd., Valparaiso, IN 46385  
Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed.

16123363 in Prism Title

Carol Doyle  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

020957

FEB 08 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

16.  
PT  
DL