

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 010818

2017 FEB 21 PM 12:39

MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE made this 21st day of February, 2017, by and between CIVIC PROPERTIES LLC, (hereinafter referred to as "Grantor"), DJ Vander LLC (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:

LOT 71 IN GERRITT ADDITION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-08-34-451-019.000-004

Property Address: 5125 Vermont Street, Gary, IN 46409

Grantee Tax Mailing Address: 127 N Broad Street, 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 claiming by, through or under Grantor, but against none other.

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: 127 N Broad Street, Griffith, IN 46319

IN WITNESS WHEREOF, Grantor has executed this deed this 21st day of February, 2017.

Grantors:
Signature

[Handwritten Signature]

Printed DANIEL CAVENDER, MEMBER

STATE OF INDIANA)

COUNTY OF LAKE)



Before me, a Notary Public for said County and State, personally appeared DANIEL CAVENDER, MEMBER 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 21st day of February, 2017.

My commission expires: 2-28-2024

[Handwritten Signature]
Notary Public

County of Residence LAKE

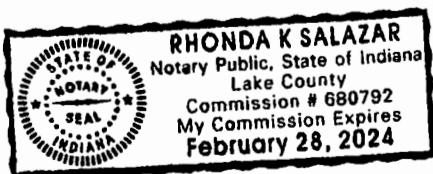
Rhonda K Salazar
Printed Name of Notary Public

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: Rhonda K Salazar

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER



FEB 21 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

021289

16⁰⁰

1c 005839

am