

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 048054

2017 AUG -2 AM 11:01

SPECIAL WARRANTY DEED

MICHAEL B. BROWN  
RECORDER

CTNW1700297

KNOW ALL MEN BY THESE PRESENTS: That OP PAD Holdings I, LLC, an Illinois Limited Liability Company, "Grantor," for the sum of One Dollar and 00/100 (\$1.00), and other good and sufficient consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Pavel Terzioski hereinafter referred to as "Grantee," the following described real estate located in Lake County, State of Indiana, to-wit:

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NOT OFFICIAL!

THE EAST 350.00 FEET OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH,  
RANGE 7 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, EXCEPTING  
THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 785  
FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY  
OF U.S. HIGHWAY 30; AND EXCEPTING THEREFROM THE FOLLOWING  
DESCRIBED PROPERTY; BEGINNING AT A POINT ON THE EAST LINE  
OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SAID SECTION 19, 1113.88 FEET NORTH OF THE POINT OF  
INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SAID SECTION WITH THE NORTH  
RIGHT-OF-WAY OF U.S. HIGHWAY 30; THENCE WEST AND PARALLEL  
WITH THE NORTH RIGHT-OF-WAY OF SAID HIGHWAY 275 FEET;  
THENCE NORTH AND PARALLEL WITH EAST LINE OF THE SOUTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 71.89 FEET;  
THENCE EAST 275 FEET TO THE EAST LINE OF THE SOUTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE  
SOUTH 70.1 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY,  
INDIANA.

Property Address: 6400 E. 81<sup>st</sup> Avenue, Merrillville, Indiana 46410

Property No.: 45-13-19-276-003.000-046

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 01 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

031300

25- RM

1820503561

CHICAGO TITLE INSURANCE COMPANY

3

The undersigned person executing this deed on behalf of said Grantor company represents and certifies that they are a duly appointed representative of said Grantor and have been fully empowered, by proper resolution or otherwise authorized, to execute and deliver this deed; that the 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. The Grantor warrants specially against every person lawfully claiming by, through or under the said Grantor, but not otherwise, subject to all matters disclosed by the survey, current taxes and assessments due and payable and not yet delinquent, and easements and restrictions of record. Grantor specifically disclaims any warranties, representations, or guaranties of any kind or character, express or implied, oral or written, past, present, or future, with respect to the property, including, but not limited to, statements, warranties, representations, or guaranties as to matters of title except as stated above, environmental matters relating to the property or any portion thereof, geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water, and earthquake faults and the resulting damage of past and/or future earthquakes, weather, and the extent to which, the property or any portion thereof is affected by any stream (surface or underground), body of water, flood-prone area, flood plain, floodway, or special flood hazard, drainage, soil conditions, including the existence of instability, past soil repairs, soil additions, conditions of soil fill, susceptibility to landslides, or the sufficiency of any underscoring, zoning to which the property or any portion thereof may be subject, the availability of any utilities to the property or any portion thereof, including, without limitation, water, sewage, gas, and electric, usages of adjoining property, access to the property or any portion thereof, the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, suitability, structural integrity, operation, or physical or financial condition of the property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights, or claims on or affecting or pertaining to the property or any part thereof, the presence of hazardous substances or violations of environmental laws in, on, under, or in the vicinity of the property, the condition or use of the property or compliance of the property with any or all past, present, or future federal, state, or local ordinances, rules, regulations, or laws, building, fire, or zoning ordinances, codes, or other similar laws, the existence or non-existence of underground storage tanks on the property, and any other matter affecting the stability or integrity of the property, the potential for



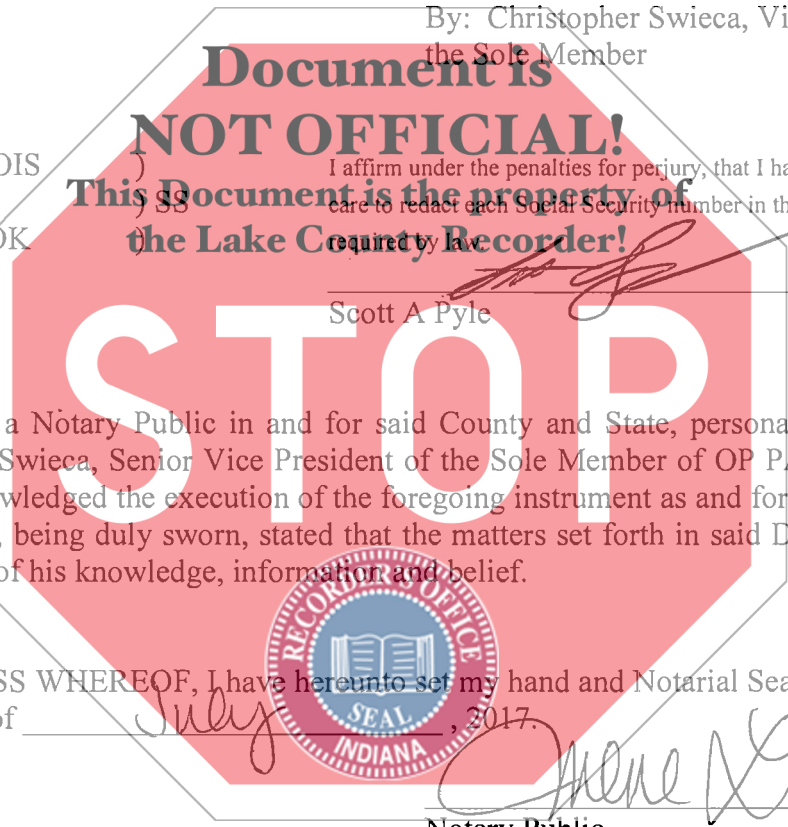
further development of the property, the existence of vested land use, zoning, or building entitlements affecting the property, the merchantability of the property or the fitness of the property for any particular purpose or tax consequences.

IN WITNESS WHEREOF, the said Grantor, has caused this Deed to be executed this 26<sup>th</sup> day of July, 2017.

[Signature]  
OP PAD HOLDINGS I, LLC, by its sole Member Old Plank Trail Community Bank  
By: Christopher Swieca, Vice President of the Sole Member

STATE OF ILLINOIS  
COUNTY OF COOK

**Document is NOT OFFICIAL!**  
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.  
[Signature]  
Scott A Pyle



Before me, a Notary Public in and for said County and State, personally appeared the above Christopher Swieca, Senior Vice President of the Sole Member of OP PAD HOLDINGS I, LLC, who acknowledged the execution of the foregoing instrument as and for its voluntary act and deed, and who, being duly sworn, stated that the matters set forth in said Deed are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 26<sup>th</sup> day of July, 2017.  
[Signature]  
Notary Public

My commission expires: 11/22/2020  
My County of residence: COOK



This document prepared by: Carla K. Pyle, #25803-64 of Rubino, Ruman, Crosmer & Polen, LLC  
275 Joliet Street, Suite 330, Dyer, Indiana 46311; Telephone 219/322-8222; Fax 219/322-6675

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 [Signature]