

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 071749

2017 OCT 24 PM 1:29

MICHAEL B. BROWN  
RECORDER

### LIMITED WARRANTY DEED

**THIS INDENTURE** made this 25th day of September, 2017, by and between *Civic Properties, LLC*, (hereinafter referred to as "Grantor"), *SJX Holdings, 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 19 IN TRI-STATE GARDENS, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-07-17-151-021.000-023  
Property Address: 7621 White Oak Avenue, Hammond, IN 46324

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 25th day of September, 2017.

Grantors:  
Signature [Signature]

Printed Matthew Scheltens, Member

STATE OF INDIANA )

COUNTY OF LAKE )

Before me, a Notary Public for said County and State, personally appeared Matthew Scheltens, 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 25<sup>th</sup> day of September, 2017.

My commission expires: 2/28/2024

County of Residence LAKE

[Signature]  
Notary Public  
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: [Signature]



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 19 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

042460

25 PM

CK #000563