

2017 082451

2017 DEC -5 PM 12:55

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

WITNESS, that DEERVIEW PARTNERS, LLC, of Lake County, Indiana, an administratively dissolved Indiana Limited Liability Company for the purpose of winding up its affairs pursuant to I.C. 23-1-45-5, (Grantor), CONVEYS AND WARRANTS to HB PROPERTY MANAGEMENT, LLC, an Indiana Limited Liability Company, ("Grantee"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

LOT 38 IN ADDITION TO DEERVIEW SUBDIVISION AND REPLAT OF LOTS 14, 15 & 16 OF DEERVIEW, AN ADDITION TO CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101 PAGE 92, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 14210 Fairbanks Street, Cedar Lake, IN 46303

Tax ID No.: 45-15-35-229-013.000-043

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all factors which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 20th day of November, 2017

Ann Margaret Schmal
ANN MARGARET SCHMAL, as Personal Representative of the Estate of Thomas Schmal, deceased
Sole Member of Deerview Partners LLC

STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for said County and State, this 28 day October, 2017 personally appeared ANN MARGARET SCHMAL who acknowledged the execution of the foregoing Deed as her free and voluntary act.

Witness my hand and notarial seal this 28 day of November, 2017

My commission expires: 2-25-19 Signed: *Kathleen Mitchell*

Resident of Cook County Printed: *Kathleen Mitchell*
Notary Public

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.

Kim Schultz
Kim Schultz

This instrument prepared by: Attorney Timothy Kulper 130 N Main St. Crown Point, IN 46307

Mail tax bills to: 701 East 137th Ave, Crown Point, IN 46307

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 05 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

029506

"OFFICIAL SEAL"
Kathleen Mitchell
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/25/19

#2506
MT
AB