

2017 085217

2017 DEC 14 PM 1:10

MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE made this 30th day of October, 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 NUMBER 20, BLOCK NUMBER 6, MARKED AND LAID DOWN IN THE RECORDED PLAT OF SCARSDALE, FIRST ADDITION TO THE CITY OF GARY, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-08-27-456-027.000-004
Property Address: 4472 Kentucky 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 30th day of October, 2017.

Grantors:
Signature

[Handwritten 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 30th day of October, 2017.

My commission expires:

2-28-2024

County of Residence

LAKE

[Handwritten Signature]
Notary Public

[Handwritten Signature]
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: *[Handwritten Signature]*

\$25.00



JTB

#000586

