

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 085320

2017 DEC 15 AM 10:07

MICHAEL B. BROWN  
RECORDER

2

**Mail tax bills to:**  
Hamilton Square Townhomes Association, Inc.  
1846 45<sup>th</sup> Street  
Munster, IN 46321

**DEED**

THIS INDENTURE WITNESSETH, **HAMILTON SQUARE DEVELOPMENT LLC**, an Indiana limited liability company ("Grantor"), whose address is 8051 Wicker Avenue, Suite A, St. John, Indiana 46373, conveys and grants all right, title and interest to **HAMILTON SQUARE TOWNHOMES ASSOCIATION, INC.**, an Indiana non-profit corporation ("Grantee"), whose address is 1846 45<sup>th</sup> Street, Munster, Indiana 46321 for and in consideration of One (\$1.00) Dollar and other valuable consideration, the real estate located in Lake County, Indiana, and more particularly described as follows:

OUTLOT B AND OUTLOT R, INCLUSIVE, IN HAMILTON SQUARE SUBDIVISION, PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2017 AS DOCUMENT NO. 2017 021300, BOOK 110, PAGE 08, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Outlot B: 45-16-10-406-010.000-042  
Outlot R: 45-16-10-406-042.000-042

Subject to:

1. Real estate taxes, together with delinquency and penalty, if any, and all other assessments whatsoever, which are due and payable.
2. All easements, conditions, covenants, agreements and restrictions of record, including but not limited to the Declaration of Covenants, Conditions and Restrictions recorded against the Outlots as Document No. 2008 015504 in the Lake County, Indiana Recorder's Office, and any amendments thereto, and the Declaration of Covenants, Conditions and Restrictions recorded against the Outlots as Document No. 2008 015505, and any amendments thereto, in the Lake County, Indiana Recorder's Office, and any amendments thereto.
3. Zoning and building laws.
4. Further, the conveyance is subject to all of the rights of Grantor under the Declarations recorded against the Outlots as Document No. 2008 015504 and any amendments thereto and Document No. 2008 015505, and any amendments thereto, in the Lake County, Indiana Recorder's Office.

In Witness Whereof the Grantor executes this Deed on this 13<sup>th</sup> day of December, 2017. **43642**

"GRANTOR"

HAMILTON SQUARE DEVELOPMENT LLC  
an Indiana limited liability company

By:

Name: TODD M. OLTHOFF DES 15 2017  
Title: Pres

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

25-  
CASH  
D

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: TS

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**AFFIRMATION**

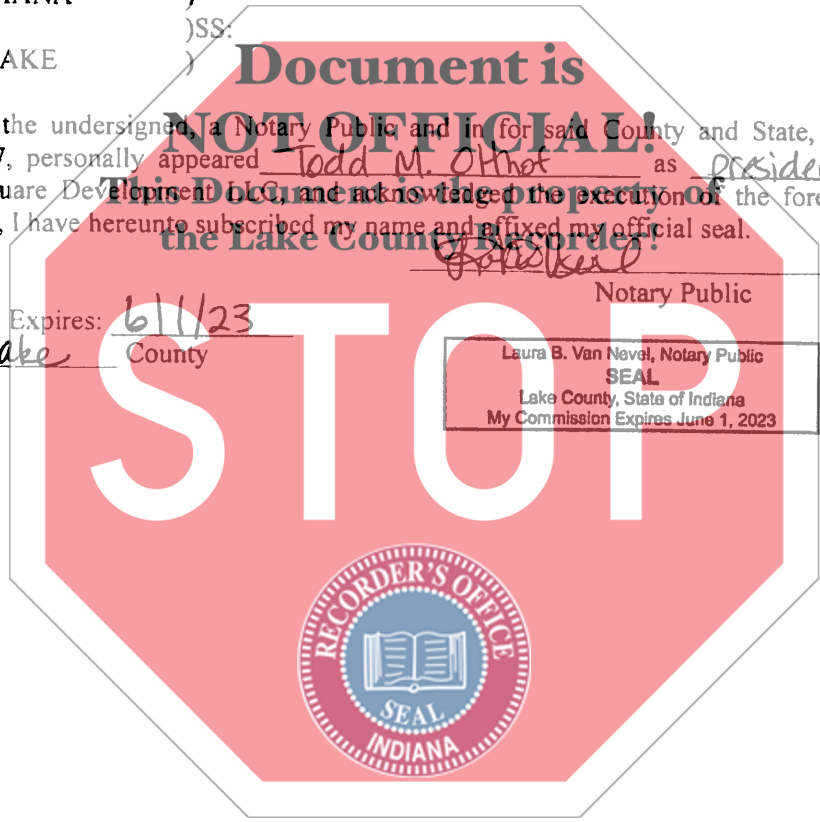
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Greg A. Bouwer*

STATE OF INDIANA )  
 )SS.  
COUNTY OF LAKE )

Before, the undersigned, a Notary Public and in for said County and State, this 13<sup>th</sup> day of December, 2017, personally appeared Todd M. Ornot as president of Hamilton Square Development LLC, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 6/1/23  
Resident of Lake County

*[Signature]*  
\_\_\_\_\_  
Notary Public  
Laura B. Van Nevel, Notary Public  
**SEAL**  
Lake County, State of Indiana  
My Commission Expires June 1, 2023



**This Instrument Prepared by and after Recording Return to:  
Greg A. Bouwer, Esq. (#16368-53), Koransky, Bouwer & Poracky, PC  
425 Joliet Street, Suite 425, Dyer, IN 46311**