

2017 072592

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 OCT 27 AM 9:43

MICHAEL B. BROWN
RECORDER

Property Number:
45-15-28-228-023.000-014

Tax Mailing Address:
11061 Broadway, Suite A
Crown Point, IN 46307

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Cedar Lake Ventures One LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to Rossman Partners LLC, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other 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:

Part of the East 525 feet of the Northeast Quarter of Section 28, Township 34 North, Range 9 West of the 2nd Principal Meridian, in the County of Cedar Lake, Lake County, Indiana, described as follows:

Commencing at the Northeast corner of said Section 28; thence South 00 degrees 00 minutes 00 seconds West, (assumed bearing), 427.78 feet along the East line of said Section 28; thence South 90 degrees 00 minutes 00 seconds West, 320.00 feet; thence continuing South 90 degrees 00 minutes 00 seconds West, 43.15 feet to the East line extended North of a parcel described to Raymond, Ruth, Martin and Anna Mager in a Trustee's Deed recorded April 13, 1998 as Document Number 95020352; thence continuing South 90 degrees 00 minutes 00 seconds West 41.15 feet to the beginning of a tangent curve; thence Westerly along the arc of a curve that is concave Southerly with a radius of 190.00 feet and a chord bearing South 84 degrees 35 minutes 04 seconds West, 35.86 feet an arc length of 35.91 feet; thence South 00 degrees 00 minutes 00 seconds West, 26.63 feet to the Northeast corner of a parcel described to Utilities, Inc., in a Trustee's Deed recorded March 16, 2001 as Document No. 2001 019110; thence South 90 degrees 00 minutes 00 seconds West, 85.00 feet along the North line of said Utilities, Inc. parcel to the West line of said East 525.00 feet; thence North 00 degrees 00 minutes 00 seconds East, 81.21 feet along said West line to the Northwest corner of a parcel described to SVT, LLC in a Limited Liability Company Warranty Deed recorded April 13, 2012 as Document Number 2012 024929 and THE POINT OF BEGINNING; thence North 00 degrees 00 minutes 00 seconds East, 76.51

Corrected legal attached

A see exhibit A legal attached

2017 086341

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Approved Assessor's Office

NO SALES DISCLOSURE NEEDED

Note: This deed is being re-recorded to correct an error in the legal description - legal needed to match plat recorded 8/9/17 - 2001 1753 as document no. 2017-049856

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
HOLD FOR GREATER INDIANA TITLE COMPANY

DEC 20 2017

OCT 26 2017

028413

JOHN E. PETALAS
LAKE COUNTY AUDITOR 032381

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25/02/13

25/02/13

feet along said West line to the South line of Utopia Business Park Unit 1 as recorded in Plat Book 35, page 106; thence South 89 degrees 27 minutes 41 seconds East, 20.00 feet along the South line of said Utopia Business Park Unit 1 to the Southeast corner of said Utopia Business Park Unit 1; thence North 00 degrees 00 minutes 00 seconds East, 88.53 feet along the East line of said Utopia Business Park Unit 1 to the Southwest corner of a parcel described to Wicker in Document No. 918154, recorded May 20, 1987; thence Easterly along the South line of said Wicker Parcel 185.00 feet to the Southeast corner of said Wicker Parcel and a line that is 320 feet West of and parallel with the East line of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds West, 164.85 feet along said 320 foot parallel line to the Northeast corner of said SVT, LLC parcel; thence North 90 degrees 00 minutes 00 seconds West, 205.00 feet along the North line of said SVT, LLC parcel TO THE POINT OF BEGINNING.

Commonly known as: 9708 Lincoln Plaza
Cedar Lake, IN 46303

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate, roads and highways, streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

IN WITNESS WHEREOF, Cedar Lake Ventures One LLC has executed this COMPANY WARRANTY DEED on this 20th day of October, 2017.

CEDAR LAKE VENTURES ONE LLC



Rick Mossell, Member

State of Indiana)
) SS:
County of Lake)



Before me, the undersigned Notary Public in and for said County and State, personally appeared Rick Mossell as Member of Cedar Lake Ventures One LLC and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act, and

who, having been duly sworn upon his oath, stated that the representations contained therein are true.
Witness my hand and Notarial Seal this 20th day of October, 2017.



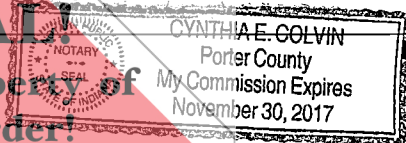
Notary's Signature:

Document is

NOT OFFICIAL

Notary's Printed Name:

**This Document is the property of
the Lake County Recorder.**

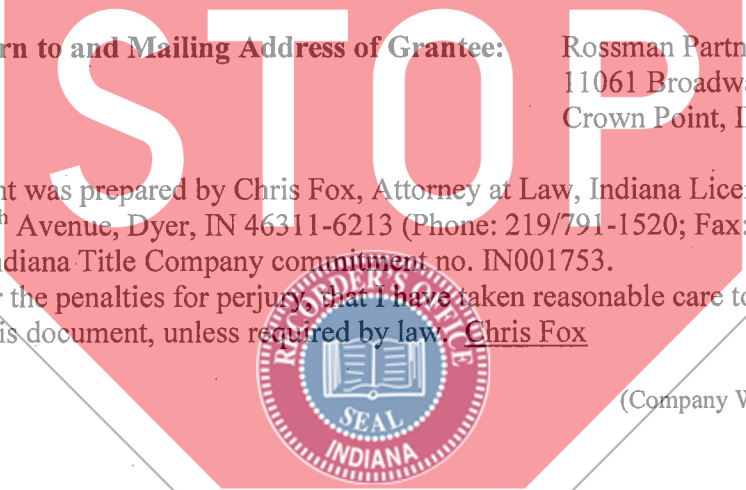


Notary's County of Residence:

Notary's Commission Expires:

After recording return to and Mailing Address of Grantee:

Rossman Partners LLC
11061 Broadway, Suite A
Crown Point, IN 46307



This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64;
Address: 516 East 86th Avenue, Dyer, IN 46311-6213 (Phone: 219/791-1520; Fax: 219/791-9366);
referencing Greater Indiana Title Company commitment no. IN001753.

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. Chris Fox



EXHIBIT "A"

PARCEL 1:

LOT 1 IN CEDAR LAKE ATF SUBDIVISION, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 2015-074752 FOR INGRESS AND EGRESS, ALL IN LAKE COUNTY, INDIANA.

Property address: 9708 Lincoln Plaza, Cedar Lake, IN 46509
Tax Number: 45-15-28-228-023.000-014

