

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088179

2017 DEC 28 AM 9:38

MICHAEL B. BROWN
RECORDER

Property Numbers:
45-16-05-201-004.000-042

Tax Mailing Address:
1000 Richard Road
Dyer, IN 46311

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that 1312 & 1314 Main Street, LLC, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants** to 2251 Property Management, 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.

The North 58.63 feet of the following described parcel:

The South 71 feet of the North 358 feet and also the Easterly 20 feet by parallel lines of the South 50 feet of the North 408 feet of all that part lying Southwesterly of the right-of-way of the Chicago and Erie Railroad Company of Lot 16, as marked and laid down on the recorded Plat of Smith's Addition of Outlots to the Town (now City) of Crown Point, being the Northwest Quarter, Northwest Quarter, Northeast Quarter of Section 5, Township 34 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, as the same appears of record in Miscellaneous Record "A", page 290, in the Recorder's Office of Lake County, Indiana. ALSO, the South 4.65 feet of the North 362.65 feet and ALSO the Easterly 20 feet by parallel lines of the South 4.65 feet of the North 412.65 feet of all that part lying Southwesterly of the right-of-way of the Chicago and Erie Railroad Company of Lot 16, as marked and laid down on the recorded Plat of Smith's Addition to Outlots to the Town (now City) of Crown Point, being the Northwest Quarter, Northwest Quarter, Northeast Quarter of Section 5, Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, as the same appears of record in Miscellaneous Record "A", page 290, in the Recorder's Office of Lake County, Indiana (containing in all 0.26 acres more or less, excepting that portion taken for right of way).

Being the same as that property described on the unrecorded Plat of Survey designated as Job Number 18442, dated March 1, 2007, revised May 1, 2007, updated November 29, 2017, prepared by Radu M. S. Irimescu, Registered Indiana Land Surveyor, of Zarko Sekerez & Associates, Surveyors & Land Planners, (116 West Clark Street, Crown Point, IN 46307; Phone: 219/663-3344)

Commonly known as: 1314 North Main Street
Crown Point, IN 46307

(Company Warranty Deed - Page 1 of 2)

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

10002353

DEC 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

HOLD FOR GREATER INDIANA TITLE COMPANY

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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 2017 payable in 2018 and thereafter.

IN WITNESS WHEREOF, 1312 & 1314 Main Street, LLC, has executed this COMPANY WARRANTY DEED on this 27th day of December, 2017.

1312 & 1314 Main Street, LLC

By: 
Mitre Kutanovski, Member

State of Indiana)

County of Lake)



Before me, the undersigned Notary Public in and for said County and State, personally appeared Mitre Kutanovski, Member of 1312 & 1314 Main Street, LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on behalf of said Company, as its free and voluntary act, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 27th day of December, 2017.



Notary's Signature: 

Notary's Printed Name: _____

Notary's County of Residence: _____

Notary's Commission Expires: _____

After recording return to and Mailing Address of Grantee: 2251 Property Management LLC
1000 Richard Road
Dyer, IN 46311

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. IN002353.

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