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2019-080950

2019 Nov 22 12:00 PM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

Mail tax bills to: P.O. Box 677, St. John, IN 46373

<<GRANTEE'S ADDRESS

CORPORATE DEED

THIS INDENTURE WITNESSETH, That

FES HOLDING, LLC, an Indiana limited liability company,

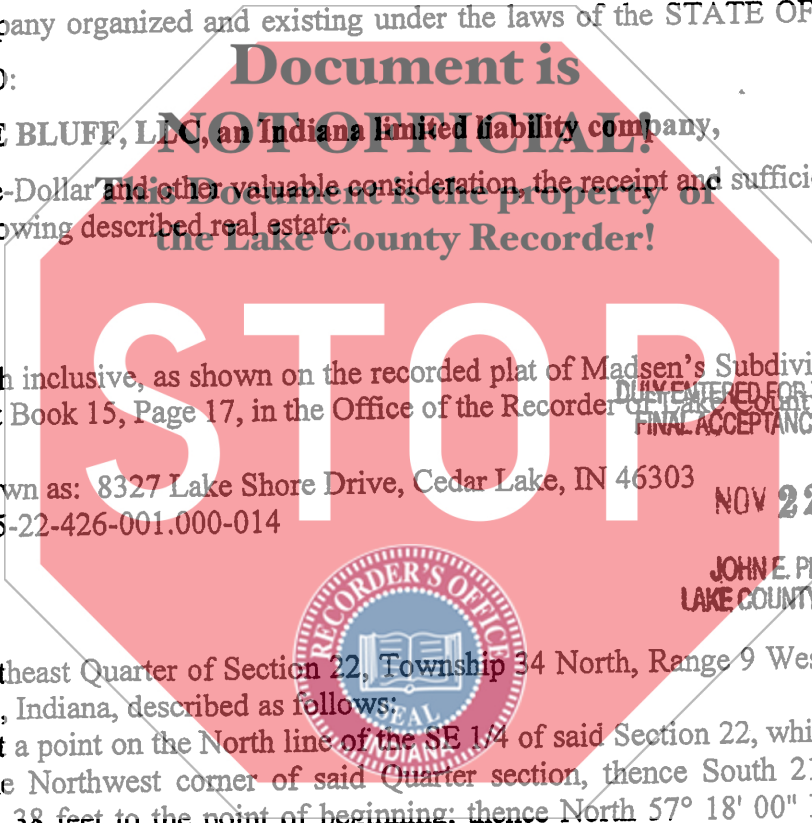
"THE GRANTOR"

a limited liability company organized and existing under the laws of the STATE OF INDIANA, CONVEYS
AND WARRANTS TO:

LAKE SHORE BLUFF, LLC, an Indiana limited liability company,

"THE GRANTEE"

in consideration of One-Dollar and other valuable consideration, the receipt and sufficiency of which are hereby
acknowledged, the following described real estate:



Parcel 1:

Lots 1 to 9, both inclusive, as shown on the recorded plat of Madsen's Subdivision, Cedar Lake, recorded in Plat Book 15, Page 17, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 8327 Lake Shore Drive, Cedar Lake, IN 46303
Key No.: 45-15-22-426-001.000-014

044100

DUTY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 22 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Parcel 2:

Part of the Southeast Quarter of Section 22, Township 34 North, Range 9 West of the 2nd P.M. in Lake County, Indiana, described as follows:

Commencing at a point on the North line of the SE 1/4 of said Section 22, which point is 341.20 feet East of the Northwest corner of said Quarter section, thence South 21° 20' 22" East a distance of 831.38 feet to the point of beginning; thence North 57° 18' 00" East a distance of 127.07 feet to the West corner of a parcel of land recorded in Deed Record Book 943 Page 472 in the Recorder's Office of Lake County, Indiana; thence South 53° 09' 20" East along the Southwesterly line of said parcel recorded in Deed Record Book 943 Page 472 a distance of 153.31 feet to the Northerly line of the 40 foot right of way of West Lake Shore Drive; thence Southwesterly along said right of way line on a curve convex to the South, having a radius of 223.25 feet and bearing South 68° 12' 48" West on the chord a distance of 94.73 feet along the arc to the point of tangency; thence South 80° 22' 10" West along said right of way line a distance of 113.75 feet; thence North 21° 20' 22" West a distance of 82.89 feet to the point of beginning, containing 0.438 acres, more or less.

Commonly known as: 8510 Lake Shore Drive, Cedar Lake, IN 46303
Key No. 45-15-22-401-004.000-014

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

ml

25.00
CK#: 11666
AR
3 COPIES

Parcel 3:

Part of the Southeast Quarter of Section 22, Township 34 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, described as follows:

Commencing at the Northwest corner of the Southeast Quarter of said Section 22; thence North 90 degrees 00 minutes 00 seconds East a distance of 643.73 feet to the POINT OF BEGINNING; thence North 90 degrees 00 minutes 00 seconds East, a distance of 703.07 feet to the Northwesternly line of Madsen Subdivision, as shown in Plat Book 15, page 17; thence South 36 degrees 23 minutes 02 seconds West along the Northwesternly line of Madsen Subdivision, a distance of 225.97 (226.10 deed) feet; thence South 38 degrees, 21 minutes and 20 seconds East a distance of 129.90 feet to the Northwesternly line of the 40 foot right of way of West Lake Shore Drive; thence along said right of way line, South 43 degrees 48 minutes and 30 seconds West a distance of 229.45 feet to a point of curve; thence along said right of way line on a curve convex to the Northwest having a radius of 868.77 feet and bearing South 37 degrees 45 minutes and 20 seconds West on the chord, a distance of 183.56 feet on the arc to the point of tangency; thence along said right of way line, South 31 degrees 42 minutes 10 seconds West a distance of 86.96 feet to the Northeastly line of a parcel of land recorded in Deed Record Book 943, page 472, in the Recorder's Office of Lake County, Indiana; thence North 03 degrees 09 minutes 20 seconds West along said Northeastly line of said recorded parcel a distance of 158.22 feet; thence South 36 degrees 53 minutes 40 seconds West along the Northwesternly line of said recorded parcel a distance of 165.54 feet to the West corner of said recorded parcel; thence South 57 degrees 18 minutes 00 seconds West a distance of 127.07 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 774.38 feet to the point of beginning.

Commonly known as: Vacant land on Lake Shore Drive, Cedar Lake, IN 46303
Key No. 45-15-22-401-002.000-014

Parcel 4:

Part of the Southeast Quarter of Section 22, Township 34 North, Range 9 West of the 2nd P.M., more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the above said Section; thence West along the North line, of the Southeast Quarter a distance of 1056.10 feet to the center line of Lakeside Drive; thence South 48 degrees 30 minutes West a distance of 202.43 feet; thence South 43 degrees 10 minutes West a distance of 552.70 feet; thence South 31 degrees 04 minutes West a distance of 177.81 feet to the place of beginning, said point being on the centerline of Lakeside Drive; thence North 53 degrees 17 minutes West a distance of 178.3 feet; thence South 36 degrees 26 minutes West a distance of 165.54 feet; thence South 53 degrees 37 minutes East a distance of 176.10 feet; thence North 47 degrees 01 minutes East a distance of 52.55 feet; thence North 32 degrees 41 minutes East a distance of 113.00 feet to the place of beginning.

AND

An easement for Ingress and egress to and from Parcel 4 as above described to and from Lakeside Drive over and across a strip of land 20 feet in width parallel to and lying Southwesterly and adjacent to the Southwesterly boundary line Parcel 4 as herein described measured at right angles to said Southwesterly boundary line and extending northwesterly a distance of 176.1 feet from the Southwest corner of Parcel 4 as herein described.

Commonly Known as: 8510 Lake Shore Drive, Cedar Lake, Indiana, 46303
Key Number: 45-15-22-401-003.000-014

Subject to unpaid taxes and assessments, if any, defects in locations or measurements ascertainable only by survey, building lines, highway, streets, alleys easements, covenants, conditions and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Manager of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is an Indiana limited liability company; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken by Grantor.

This transaction is exempt from Indiana Gross Income Tax
This is the property of
the Lake County Recorder!

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21st day of NOVEMBER, 2019.

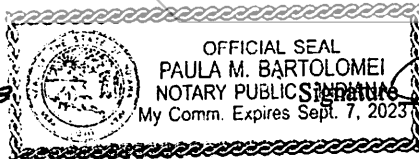
FES HOLDING, LLC

BY: Frank E. Schilling
Frank E. Schilling, Member-Manager

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of NOVEMBER, 2019, personally appeared: Frank E. Schilling, Member-Manager of FES Holding, LLC, who acknowledged the execution of the foregoing deed for and on behalf of said Grantor, and who having been duly sworn, stated that the representations therein contained are true. Witness my hand and Notary Seal this 21st day of NOVEMBER, 2019.

My Commission expires: 9-7-23
Resident of LASS County



Paula M. Bartolomei, 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. Thomas L. Kirsch

PREPARED BY and MAIL TO: THOMAS L. KIRSCH, Atty. at Law, 131 RIDGE ROAD, MUNSTER, IN 46321