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2019-081952

2019 Nov 27

9:50 AM

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

**CORPORATE
WARRANTY DEED**

File No.: CTNW1905272-ALC
CT Commercial LLC

THIS INDENTURE WITNESSETH, that Venus Painting Co., an Indiana Corporation (Grantor) CONVEY(S) AND WARRANT(S) to The Halfman Joint Trust Agreement dated June 20, 2018, as restated on September 25, 2018 (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 3801 Harms Road, Hobart, IN 46342

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor(s), to execute and deliver this deed; that Grantor(s) has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 27 day of November, 2019.

Venus Painting Co., an Indiana Corporation

BY: Christine Tsahas
Christine Tsahas, President

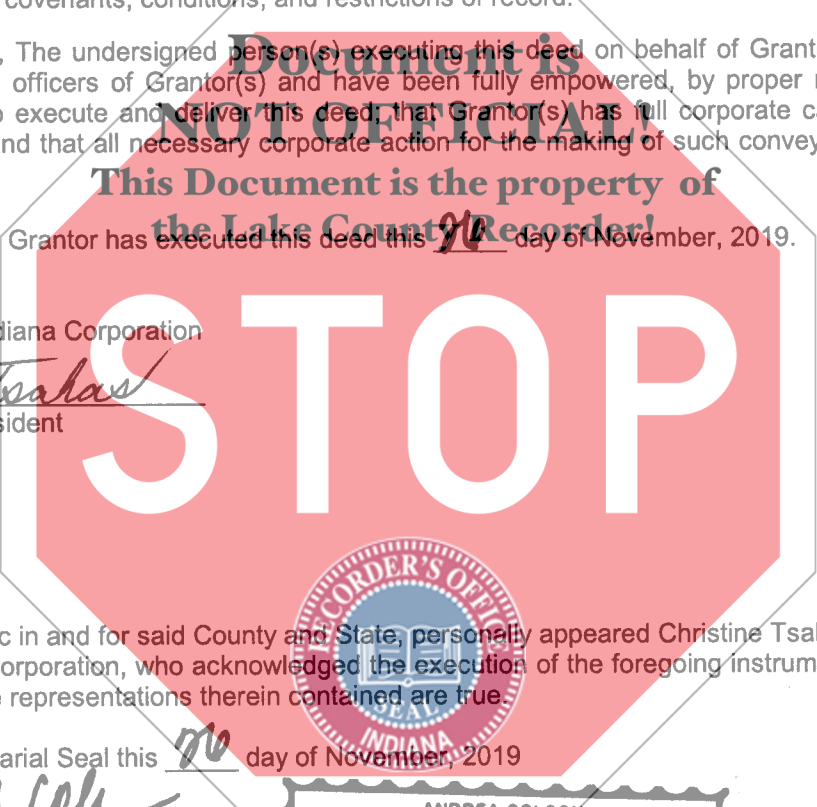
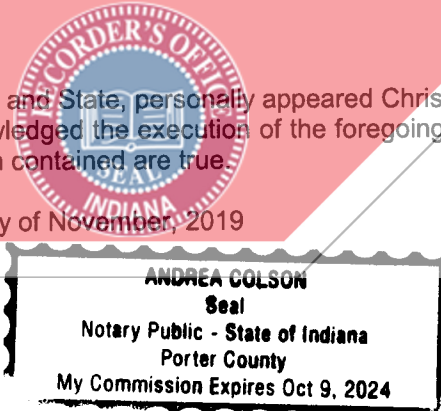
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Christine Tsahas, as President of Venus Painting Co., an Indiana corporation, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 27 day of November, 2019

Signature: Andrea Colson
Printed: Andrea Colson
Resident of: Porter County
State of: INDIANA
My Commission expires: October 9, 2024



CHICAGO TITLE INSURANCE COMPANY

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 4801 Campbell St.
Valparaiso, IN 46385

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: J. David Clossin.

#2500
1820801364
JH3

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 27 2019

053946

JOHN E. PETALAS
LAKE COUNTY AUDITOR

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-12-24-379-003.000-046

Part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 35 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana, described as follows: Beginning at a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 24 and 19.21 feet North of the Southwest corner thereof; thence North 59°08'55" East along the centerline of Harms Road, a distance of 637.18 feet, more or less to the Southwesterly right-of-way line of the Chesapeake and Ohio Railroad; thence North 59°53'30" West along said Southwesterly right-of-way, a distance of 632.33 feet, more or less to the West line of the Southeast Quarter of the Southwest Quarter of said Section 24; thence South 00°00'00" West, a distance of 643.95 feet to the point of beginning, containing 4.043 acres, more or less.

