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2020-073022

2020 Oct 14

8:38 AM

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

**GENERAL WARRANTY DEED
(CORPORATE)**

This indenture witnesseth that **RED DOG BUILDING MANAGEMENT, LLC**, an Indiana limited liability company ("Grantor"), conveys and warrants to **FRANCISCAN ALLIANCE, INC.**, an Indiana nonprofit corporation ("Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 1, Orthopedic Specialists Addition to Town of Munster per plat thereof recorded in Plat Book 88, Page 8 in Office of Recorder, Lake County, Indiana.

Commonly known as 730 46th Street, Munster, IN 46321

Parcel No.: 45-06-25-477-004.000-027

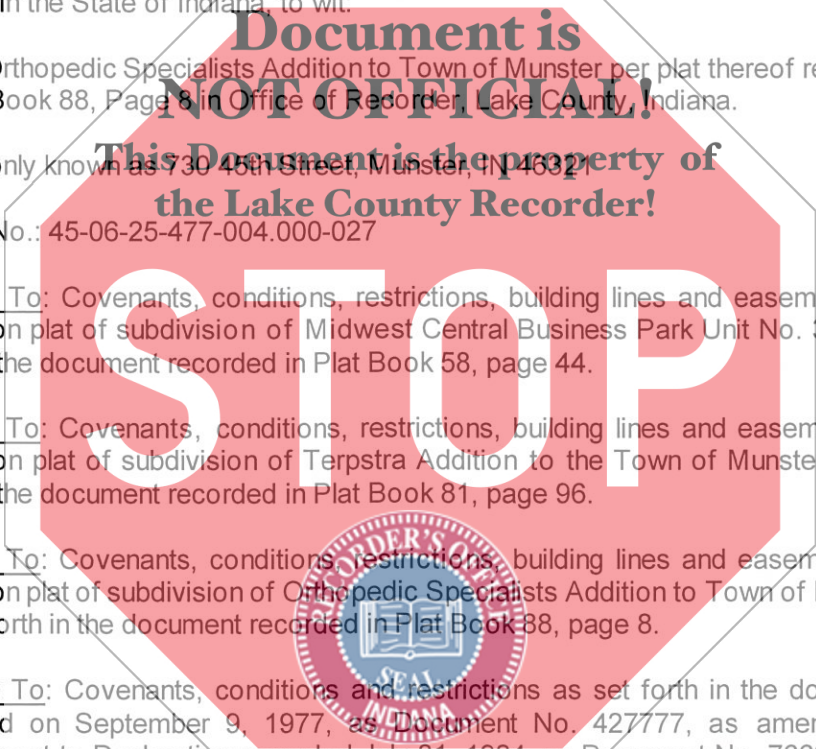
Subject To: Covenants, conditions, restrictions, building lines and easements as shown on plat of subdivision of Midwest Central Business Park Unit No. 3 as set forth in the document recorded in Plat Book 58, page 44.

Subject To: Covenants, conditions, restrictions, building lines and easements as shown on plat of subdivision of Terpstra Addition to the Town of Munster as set forth in the document recorded in Plat Book 81, page 96.

Subject To: Covenants, conditions, restrictions, building lines and easements as shown on plat of subdivision of Orthopedic Specialists Addition to Town of Munster as set forth in the document recorded in Plat Book 88, page 8.

Subject To: Covenants, conditions and restrictions as set forth in the document recorded on September 9, 1977, as Document No. 427777, as amended by Amendment to Declaration recorded July 31, 1984, as Document No. 766950 and Second Amendment recorded May 11, 1995, as Document No. 95026273.

Subject To: all unpaid real estate taxes and assessments for 2019 payable in 2020, and for all real estate taxes and assessments for all subsequent years.



**FIDELITY NATIONAL
TITLE COMPANY**

FWW2004638

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

027032
OK#1820704773

JB

4BJS 90

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances, if any.

Grantor reserves the right to possession pursuant to the terms of the Lease between Grantor and Grantee.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this Deed. The undersigned persons executing this Deed represent and certify on behalf of the Grantor, that the undersigned are all of the Members of the Grantor and have been fully empowered by the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Grantor is an Indiana limited liability company in good standing in the State of Indiana; and that all necessary action for the making of this conveyance has been duly taken.


Grantee's Address/Mail:

Document is NOT OFFICIAL!
*1505 Court St
Crown Point IN 46307*
This Document is the property of the Lake County Recorder!

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 29 day of September, 2020.

RED DOG BUILDING MANAGEMENT, LLC,
an Indiana limited liability company

By: 
NITIN KHANNA, Member

By: 
DWIGHT S. TYNDALL, Member

By: 
SUNIL DEDHIA, M.D., Member



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared RED DOG BUILDING MANAGEMENT, LLC by Nitin Khanna, Member, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations there contained are true.

WITNESS my hand and notarial seal this 29 day of September, 2020.



Miranda G Malone
Miranda G Malone Notary Public

My Commission Expires:

County of Residence:

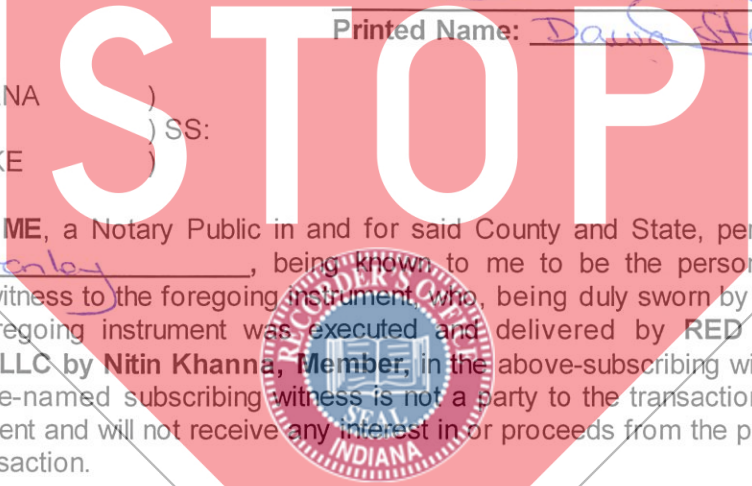
**Document is
NOT OFFICIAL!**

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

EXECUTED AND DELIVERED in my presence:

Printed Name: Dawn Stanley

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



Dawn Stanley, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by RED DOG BUILDING MANAGEMENT, LLC by Nitin Khanna, Member, in the above-subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 29 day of September, 2020.

Miranda G Malone
Miranda G Malone Notary Public

My Commission Expires:

County of Residence:

Jan 25, 2023
Lake



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **RED DOG BUILDING MANAGEMENT, LLC by Dwight S. Tyndall, Member**, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations there contained are true.

WITNESS my hand and notarial seal this 29 day of September, 2020.



Miranda G Malone
Miranda G Malone, Notary Public

My Commission Expires:

County of Residence:

Document is NOT OFFICIAL!
Jan 25, 2023
Lake

This Document is the property of the Lake County Recorder!

EXECUTED AND DELIVERED in my presence:

Printed Name: DAWN STANLEY

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **DAWN STANLEY**, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **RED DOG BUILDING MANAGEMENT, LLC by Dwight S. Tyndall, Member**, in the above-subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 29 day of September, 2020.

Miranda G Malone
Miranda G Malone, Notary Public

My Commission Expires:

County of Residence:

Jan 25, 2023
Lake



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared RED DOG BUILDING MANAGEMENT, LLC by Sunil Dedhia, M.D., Member, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations there contained are true.

WITNESS my hand and notarial seal this 29 day of September, 2020.



Miranda G Malone
Miranda G Malone, Notary Public

My Commission Expires: Jan. 25, 2023

County of Residence: Lake

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder. EXECUTED AND DELIVERED in my presence:

Printed Name: Dawn Stanley

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Dawn Stanley BEFORE ME, a Notary Public in and for said County and State, personally appeared Dawn Stanley, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by RED DOG BUILDING MANAGEMENT, LLC by Sunil Dedhia, M.D., Member, in the above-subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 29 day of September, 2020.

Miranda G Malone
Miranda G Malone, Notary Public

My Commission Expires: Jan. 25, 2023

County of Residence: Lake



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.

/s/Richard E. Anderson

This instrument prepared by: Richard E. Anderson, #2408-45
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892

