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GINA PIMENTEL  
RECORDER  
2021-043344  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
8:51 AM 2021 Jun 21

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Merrillville Real Estate, LLC, a limited liability company organized and existing under the laws of the State of Illinois, and Merrillville Real Estate FG, LLC, a limited liability company organized and existing under the laws of the State of Illinois ("Grantors"), convey and specially warrant to AJZ-Merrillville, LLC, a limited liability company organized and existing under the laws of the State of Michigan ("Grantee") of Kalamazoo County, State of Michigan, 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 in Lake County, Indiana, including all hereditaments and appurtenances belonging thereto:

A part of Lot 1 of Business Park 142 to the Town of Merrillville, as per plat thereof, recorded in Plat Book 68 page 17, in the Office of the Recorder of Lake County, Indiana, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 20, Township 35 North, Range 8 West, thence Southerly along the East line of said Section 20, a distance of 162.31 feet to a point on the South right of way line of U.S. Highway 30, thence North 89 degrees 08 minutes 15 seconds West a distance of 424.15 feet to the East property line of the subject property; thence South 00 degrees 02 minutes 41 seconds West a distance of 40.00 feet to the point of beginning; thence South 00 degrees 02 minutes 41 seconds West, along the East property line of the subject property a distance of 500.00 feet to a point on the South property line; thence North 89 degrees 08 minutes 15 seconds West, along the South property line a distance of 250.00 feet to a point on the West property line; thence North 00 degrees 02 minutes 41 seconds East a distance of 500.00 feet to a point on the North property line; thence South 89 degrees 08 minutes 15 seconds East a distance of 250.00 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

4837-2405-9626.v1

RETURN TO  
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
Title  
Clerk: AJ

JUN 18 2021 No. 21/12164013

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25 cc  
CCH 13588  
tk  
E

# NOT AN OFFICIAL DOCUMENT

Subject to any and all covenants, conditions and restrictions of record; public and utility easements; roads and highways; general taxes not yet due and payable and for subsequent years.

The address of such real estate is commonly known as 1777 W. 81<sup>st</sup> Ave., Merrillville, IN 46410.

Parcel No. 45-12-20-427-007.000-030

Grantors by execution and delivery hereof warrant the title to said real estate as to and against its own acts only and none other.

The undersigned persons executing this deed on behalf of Grantors represent and certify that they are the duly named Managers of Grantors and have been fully empowered, by proper resolutions of the Grantors, to execute and deliver this deed; that Grantors have full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

*[SIGNATURES APPEAR ON FOLLOWING PAGES]*



# NOT AN OFFICIAL DOCUMENT

MERRILLVILLE REAL ESTATE FG, LLC

By:   
Francis Gesualdo, Manager

STATE OF ILLINOIS)  
) SS.  
COUNTY OF COOK )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Francis Gesualdo, the Manager of Merrillville Real Estate FG, LLC, an Illinois limited liability company, and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of Merrillville Real Estate FG, LLC, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 18 day of May, 2021

  
Signature  
Printed Amanda Lalla, Notary Public  
Resident of COOK County, Illinois



My commission expires: 11/10/2024

This document prepared by: Jay L. Statland  
Burke, Warren, MacKay & Serritella, P.C.  
330 N. Wabash Ave., Suite 2100  
Chicago, IL 60611

Return to: Brett A. Cummings, J.D.  
Zeigler Auto Group  
4201 Stadium Drive  
Kalamazoo, MI 49008

Send Tax Statements to: 4201 Stadium Drive  
Kalamazoo, MI 49008

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: , Printed Name: Francis Gesualdo

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I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature:  \_\_\_\_\_, Printed Name: Francis Gesualdo

Property of Lake County Recorder