

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-22558, 1

2021-52-518
08/31/2021 01:06PM
Total Fees: 25.00
By: TS
Pg #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 31 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number:
45-13-20-276-008.000-030

Tax Mailing Address:

1038 Sneed Ave.
Chesaton In 46304

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Chazz Enterprises, LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Chazz Holdings, LLC, an Indiana limited liability company

Grantee, of Lake County, in the State of Indiana, for the sum of zero dollars (\$0.00), the following described real estate located in Lake County, in the State of Indiana:

Part of the East half of the Northeast Quarter of Section 20, Township 35 North, Range 7 West of the Second Principal Meridian, more particularly described as follows: commencing at the intersection of the East line of said East half with the North line of U.S. Highway No. 30; thence North 00 Degrees 00 Minutes 24 Seconds East, 598.19 feet along the East line of said East Half; thence North 89 Degrees 59 Minutes 36 Seconds West (perpendicular to said East line), 327.00 feet; thence South 00 Degrees 00 Minutes 24 Seconds West, 12.81 feet, parallel with said East line; thence North 89 Degrees 59 Minutes 36 Seconds West (perpendicular to said East Line), 88.00 feet; thence South 00 Degrees 00 Minutes 24 Seconds West, 580.52 feet, parallel with said East line, to the North right of way line of U.S. Highway No. 30; thence South 89 Degrees 19 Minutes 00 Seconds East, 215.49 feet along the North right of way line of U.S. Highway No. 30 to the beginning of an arc to the left having a radius of 361,709.39 feet and subtended by a long chord bearing South 89 Degrees 19 Minutes 57 Seconds East, 199.54 feet to the point of beginning, EXCEPTING THEREFROM that portion taken for roadway purposes taken from Irrevocable Right of Entry Grant dated March 2, 2017, and having an Instrument Number 2017 012936, and Warranty Deed with partial limitation of access recorded March 14, 2017, as Document No. 2017 016283, in the Office of the Recorder of Lake County, Indiana.

Site Address: APPR 8000 E LINCOLN HWY
MERRILLVILLE, IN 46410

NO SALES DISCLOSURE NEEDED (exempt transaction - no money transferred)

Greater Indiana Title Company

No Sales Disclosure Needed

Aug 31 2021

By: MH

Office of the Lake County Assessor

11NO11687

After recording return to and Mailing Address of Grantee:

Chazz Holdings, LLC

1638 DREAD AVE.

Chasecton IN 46304

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

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN011687.

(Company Warranty Deed – GITC File No. IN011687 – Page 3 of 3)

Property of Lake County Recorder