

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-53812, 1

2021 53812

11/15/2021 03:14PM

Total Fees: 25.00

By: RM

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 15 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: I.D. NO. : 45-12-27-277-010.000-030

THIS INDENTURE WITNESSETH, That CRE HOLDINGS, LLC, GRANTOR, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BC3 EQUITY, LLC, of ST. LOUIS County in the State of MISSOURI, as GRANTEE in consideration of One Dollar (\$1.00) 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:

PART OF LOT 2 IN SOUTHLAKE INDUSTRIAL PARK, AS THE SAME APPEARS OF RECORD IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 02 DEGREES 19 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2 (EAST RIGHT-OF-WAY LINE OF LOUISIANA STREET), 230.14 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST, 194.86 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 36 SECONDS EAST, 240.00 FEET TO THE SOUTH LINE OF SAID LOT 2 (NORTH RIGHT-OF-WAY LINE OF 89TH AVENUE); THENCE SOUTH 89 DEGREES 40 MINUTES 24 SECONDS WEST, 186.86 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 1400 EAST 89TH AVE., MERRILLVILLE, IN 46410

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

COMMUNITY TITLE COMPANY
FILED: 11/23/21

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 821-5812, 10

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 10th day of November 21, 2021.

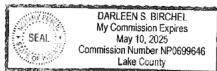
CRE HOLDINGS, LLC,

Zachary Franks
BY: ZACHARY FRANKS, SOLE MEMBER

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10th day of November 21, 2021, personally appeared: **ZACHARY FRANKS, SOLE MEMBER OF CRE HOLDINGS, LLC**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646
My commission expires: 5/10/25 Signature: *Darleen S. Birchel*
Resident of Cedar County Printed: Darleen S. Birchel, Notary Public



This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45**
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **3539 RIDER TRAIL SOUTH, EARTH CITY, MO 63045**
SEND TAX BILLS TO: **GRANTEES**

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.

Darleen S. Birchel
Signature

Darleen S. Birchel
Printed Name