

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 05 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-501355  
01/07/2022 03:21 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 8

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **CREEKSIDE LOWELL, LLC**, a limited liability company organized and existing under the laws of the State of Delaware (“Grantor”), conveys and specially warrants to **CREEKSIDE MEADOWBROOK PROPERTIES, LLC**, an Indiana limited liability company (“Grantee”), having an address of c/o Weiss Entities, LLC, 104 South Michigan Avenue, Suite 1300, Chicago, Illinois 60603, for no monetary consideration but for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

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

Subject to any and all easements, agreements and restrictions of record and the items set forth on Exhibit “B” attached hereto. The address of such real estate is commonly known as 510 Creekside Drive, Lowell, IN 46356. APN/Parcel Nos. 45-19-27-287-009.000-038 and 45-19-27-287-010.000-038

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

No Sales Disclosure Needed  
Jan 05 2022  
By: FGR  
Office of the Lake County Assessor

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The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the duly named Member of Creekside Lowell Manager, LLC, an Indiana limited liability company, the Manager of Grantor, and has been fully empowered, by proper resolution of the Grantor, to execute and deliver this deed; that Grantor has 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.

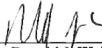
IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of this 30<sup>th</sup> day of December, 2021.

**(SIGNATURE PAGE FOLLOWS)**

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**CREEKSIDE LOWELL, LLC,**  
a Delaware limited liability company

By: Creekside Lowell Manager, LLC,  
an Indiana limited liability company  
Its: Manager

By:  \_\_\_\_\_  
Donald J. Weiss, Member

(NOTARY PAGE FOLLOWS)

Property of Lake County Recorder



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This Document Prepared By: Kevin Connor, Esq., Dykema Gossett PLLC, 10 S. Wacker Drive, Suite 2300, Chicago, Illinois 60606

Return To: Creekside Meadowbrook Properties, LLC, c/o Weiss Entities, LLC, 104 South Michigan Avenue, Suite 1300, Chicago, Illinois 60603, Attention: Donald J. Weiss

Send Tax Statements To: Creekside Meadowbrook Properties, LLC, c/o Weiss Entities, LLC, 104 South Michigan Avenue, Suite 1300, Chicago, Illinois 60603, Attention: Donald J. Weiss

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.

/s/ Kevin Connor

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## EXHIBIT "A"

### Legal Description

#### Parcel 1:

Part of Phase 8, Meadowbrook, Phases 5, 6, and 8, in the Town of Lowell, as per plat thereof, recorded in Plat Book 86, page 98, in the Office of the Recorder of Lake County, Indiana, described as commencing at the Southeast corner of said Phase 8; thence North 00 degrees 19 minutes 37 seconds West along the East line of said Phase 8 a distance of 12.01 feet to the Point of Beginning; thence North 88 degrees 28 minutes 22 seconds West parallel to the South line of said Phase 8 a distance of 780.50 feet; thence North 01 degree 31 minutes 38 seconds East, 235.86 feet; thence South 88 degrees 28 minutes 22 seconds East 105.96 feet; thence North 01 degree 18 minutes 28 seconds West 116.00 feet to the South R/W of Meadowbrook Drive; thence along the South R/W line of Meadowbrook Drive the following six courses: thence along a curve to the right with a radius of 726.00 feet, for an arc distance of 96.02 feet and having a chord bearing and distance of South 77 degrees 11 minutes 31 seconds East, 95.96 feet; thence South 73 degrees 24 minutes 10 seconds East 50.00 feet; thence along a curve to the left with a radius of 260.40 feet, for an arc distance of 213.26 feet and having a chord bearing and distance of North 83 degrees 08 minutes 10 seconds East, 207.35 feet; thence along a curve to the right with a radius of 234.18 feet, for an arc distance of 169.48 feet and having a chord bearing and distance of North 80 degrees 24 minutes 23 seconds East, 165.81 feet; thence South 67 degrees 54 minutes 19 seconds East, 52.62 feet; thence along a curve to the left with a radius of 538.01 feet, for an arc distance of 107.67 feet, and having a chord bearing and distance of South 84 degrees 35 minutes 37 seconds East, 107.49 feet to the Northeast corner of said Phase 8; thence South 00 degrees 19 minutes 37 seconds East along the East line of Phase 8 and the West line of Nichols Street 356.70 feet to the Point of Beginning.

#### Parcel 2:

Part of Phase 8, Meadowbrook, Phases 5, 6 and 8, in the Town of Lowell, as per plat thereof, recorded in Plat Book 86, page 98, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said Phase 8; thence North 00 degrees 19 minutes 37 seconds West, along the East line of said Phase 8, a distance of 12.01 feet; thence North 88 degrees 28 minutes 22 seconds West, parallel to the South line of said Phase 8, a distance of 780.50 feet to the Point of Beginning; thence continuing North 88 degrees 28 minutes 22 seconds West, a distance of 504.30 feet; thence North 00 degrees 18 minutes 28 seconds West, a distance of 435.33 feet; thence North 89 degrees 41 minutes 32 seconds East, a distance of 315.10 feet to a point on the South right of way line of Meadowbrook Drive (60 feet wide); thence along said South right of way line the following three courses; Southeastly along a curve concave to the Northeast, having a radius of 254.43 feet an arc distance of 217.19 feet (the chord of which bears South 64 degrees 01 minutes 11 seconds East, a chord distance of 210.65 feet) to a point of tangent; thence South 88 degrees 28 minutes 22 seconds East, a distance of 19.13 feet to a point of curve; thence Easterly along a curve concave to the South, having a radius of 726.00 feet an arc distance of 94.93 feet (the chord of which

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bears South 84 degrees 43 minutes 37 seconds East, a chord distance of 94.86 feet); thence South 00 degrees 18 minutes 28 seconds East, a distance of 116.00 feet; thence North 88 degrees 28 minutes 22 seconds West, a distance of 105.96 feet; thence South 01 degrees 31 minutes 38 seconds West, a distance of 235.86 feet to the point of beginning, all in the Town of Lowell, Lake County, Indiana.

Commonly Known as 510 Creekside Drive, Lowell, IN 46356

APN/Parcel Nos. 45-19-27-287-009.000-038 and 45-19-27-287-010.000-038

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## EXHIBIT "B"

### Permitted Exceptions

1. Property taxes for the year 2021 due in 2022, and subsequent years, are a lien not yet due and payable.
2. Municipal assessments, if any, assessed against the land. None now due and payable.
3. Rights of residential tenants as tenants only, under written leases, which contain no options or rights to purchase any portion of the insured land.
4. Covenants, conditions, restrictions, easements, grants, reservations and building lines as shown in the plat of Meadowbrook Phases 5, 6, and 8 in the Town of Lowell Subdivision recorded in Plat Book 86, Page 98.
5. Terms and provisions of a Declaration of Covenants, Conditions, Restrictions and Easements for the Meadowbrook Planned Unit Development Drainage Facilities recorded January 29, 1992, as Document No. 92005792, and shown on the survey prepared by Randall S. Peterson of Abonmarche Consultants, Inc., and identified as ACI Job #21-2002, dated November 5, 2021 and last revised December 27, 2021.
6. Easement for the use of the drainage facilities by the owners and occupants of the Townhomes Real Estate as set out in Declaration of Covenants, Conditions, Restrictions and Easements for Meadowbrook, Phase 5 (Townhomes) recorded August 16, 2002 as Document No. 2002-073723, and shown on the survey prepared by Randall S. Peterson of Abonmarche Consultants, Inc., and identified as ACI Job #21-2002, dated November 5, 2021 and last revised December 27, 2021.
7. Terms and provisions of Declaration of Covenants, Conditions, Restrictions and Easements for Meadowbrook, Phase 8 (Apartments) recorded August 16, 2002 as Document No. 2002-073724, and shown on the survey prepared by Randall S. Peterson of Abonmarche Consultants, Inc., and identified as ACI Job #21-2002, dated November 5, 2021 and last revised December 27, 2021.
8. Easement by Creekside of Meadowbrook, LLC in favor of Comcast of Illinois/Indiana/Michigan, Inc. dated July 20, 2007 and recorded November 13, 2007 as Document No. 2007 089789, and shown on the survey prepared by Randall S. Peterson of Abonmarche Consultants, Inc., and identified as ACI Job #21-2002, dated November 5, 2021 and last revised December 27, 2021.
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to any acts or omissions of Grantee, its successors and/or assigns.