

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2022-515479
04/12/2022 03:06 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Apr 12 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED Statutory (INDIANA)

Aegis Broadway, LLC, an Indiana limited liability company ("Grantor"), for and in consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to ARCHE LLC, an Indiana limited liability company ("Grantee"), with an office address of 13658 105th Place, Dyer, IN 46311, the Real Estate situated in the County of Lake in the State of Indiana, described in EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Real Estate").

The conveyance is subject to those matters described in Exhibit "B" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof: TO HAVE AND TO HOLD the Real Estate, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself and its successors, does covenant, promise, and agree to warrant and defend title to the Real Estate to Grantee, its successors and assigns, against the lawful claims of all persons, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is a duly authorized Manager of Grantor and has been fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

DATED as of this 5th day of April, 2022.

Aegis Broadway, LLC

By: 

Robert D. Lutton, Manager

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STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert D. Lutton, Manager of Aegis Broadway, LLC, an Indiana limited liability company, personally known to me to be the same person who subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of April, 2022.

Kevin Taylor
Notary Public

My commission expires: 03/20/2023

County of Residence: Cook



The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is 13658 105th Place, Dyer, IN 46311.

The mailing address of the Grantee is 13658 105th Place, Dyer, IN 46311.

This Instrument was prepared by Philip Wong.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Philip Wong

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EXHIBIT "A"

Parcel 1: The North 300 feet of Lot 1, Section 1, Chapel Manor, as shown in Plat Book 32, page 75 and re-recorded in Plat Book 32, page 96, in Lake County, Indiana, excepting that part of said land deeded to the State of Indiana in Quit Claim Deed recorded April 30, 1981 as Document No. 626747 described as follows: Beginning at the Northwest corner of said Lot; thence North 89 degrees 41 minutes, 15 seconds East, 10.00 feet along the North line of said Lot; thence South 39 degrees 36 minutes 52 seconds West 15.64 feet to the West line of said Lot; thence North 0 degrees 07 minutes 30 seconds West 12.00 feet along said West line to the point of beginning.

Parcel 2: Permanent Easement for ingress and egress in Dedication of Easement dated November 8, 1974 and recorded January 2, 1975 as Document No. 282914, made by Gary National Bank, Trustee, under the terms and provisions of the Trust Agreement dated January 26, 1970, and known as No. P-4744, described as follows:

The West 25 feet of the East 55 feet of Lot 1, Section 1, Chapel Manor, as shown in Plat Book 32, page 75, and re-recorded in Plat Book 32, page 96, in the Office of the Recorder of Lake County, Indiana.

APN: 45-12-22-102-001.000-030

Address: 7863 Broadway
Merrillville, IN 46410

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EXHIBIT "B"

SUBJECT TO:

1. Taxes for 2021, due and payable in 2022, and subsequent years.
2. Rights of tenants in possession as tenants only under unrecorded leases.
3. Covenants, conditions, restrictions, easements and building lines as shown in the plat of Chapel Manor Subdivision recorded in Plat Book 32, Page 75 and re-recorded in Plat Book 32, page 96.
4. Covenants, conditions, and restrictions contained in Contract to Purchase the land, recorded August 29, 1968, in Miscellaneous Record 1017, page 587, as Document No. 763757.
5. Right-of-Way and Easement Grant for Storm Water Sewer Lines dated November 8, 1974, and recorded January 2, 1975, as Document No. 282913.
6. Terms and provisions of Dedication of Easement for ingress and egress dated November 8, 1974, and recorded January 2, 1975, as Document No. 282914.
7. Non-Exclusive Utility Easement recorded April 10, 2014, as Document No. 2014 020413, by and between Aegis Broadway, LLC, an Indiana limited liability company, and Indiana-American Water Company, Inc.
8. Matters disclosed by Land Title Survey dated October 11, 2021, made by Krull Abonmarche.