

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-510786
04/14/2023 10:39 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that J & J Prop, Inc., an Indiana corporation (“**Grantor**”), CONVEYS AND WARRANTS to FB Indiana, LLC, an Indiana limited liability company (“**Grantee**”), for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, certain real estate located in Lake County, in the State of Indiana, more particularly described in Exhibit A, attached hereto and by reference made a part hereof (the “**Real Estate**”).

THIS CONVEYANCE IS MADE, and the Real Estate is subject to: (a) the lien of current real estate taxes and other assessments, including without limitation drainage assessments, not yet due and payable; (b) any real estate taxes and assessments payable hereafter; and (c) covenants, agreements, easements, restrictions and rights of way of record.

As further consideration, the undersigned person executing this deed on behalf of Grantor represents and certifies, for the purpose of inducing Grantee to accept this Special Warranty Deed, that: (1) he or she has been fully empowered to execute, acknowledge and deliver this deed; (2) he or she has full legal capacity to convey the real estate described herein and conveyed hereby; (3) all necessary entity action for the making of this conveyance has been taken and done.

Remainder of Page Intentionally Left Blank.

Signature Page Follows.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 24 day of
March, 2023.

GRANTOR:

J & J Prop, Inc., an Indiana corporation

By: _____

Printed: Nicholas W. Stevens

Its: President and Secretary

STATE OF INDIANA)

) SS:

COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, personally appeared Nicholas W. Stevens, who being first duly sworn by me upon his oath, acknowledged execution of the foregoing, stated that he is the President and Secretary of J & J Prop, Inc., an Indiana corporation, that he is duly authorized to execute the foregoing on its behalf and that the representations therein are true.

WITNESS my hand and Notarial Seal this 24 day of March, 2023.



BENJAMIN S.J. WILLIAMS, Notary Public
Allen County, State of Indiana
Commission Number NPO721762
My Commission Expires August 12, 2027

Benjamin S.J. Williams
Notary Public

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Tax Parcel Number(s):

45-07-21-383-018.000-026

Address of Transferred Property:

8836 Kennedy Avenue, Highland, IN 46322

Address for Mailing of Tax Statements and Recorded Deed:

3233 S. Canal Street

Chicago, IL 60616

THIS INSTRUMENT PREPARED BY:
Patrick M. Rooney, Attorney at Law
1638 Shelby Street, Suite 101
Indianapolis, Indiana 46203
pmrooney1@gmail.com; 317.445.9956

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.
/s/ Patrick M. Rooney

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Exhibit A

Legal Description of Real Estate

LOTS 9 TO 13, BOTH INCLUSIVE, BLOCK 7, WICKER HIGHLANDS, IN THE TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 20 PAGE 18, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM:

PART OF LOT 10 AND LOT 11 IN WICKER HIGHLANDS BLOCK 7 ADDITION TO HIGHLAND AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20 PAGE 18 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11; THENCE NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST 18.03 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST 3.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 45 SECONDS EAST 16.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST 3.00 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH 00 DEGREES 02 MINUTES 45 SECONDS WEST 16.00 FEET ALONG THE EAST LINE OF LOT 10 AND LOT 11 TO THE POINT OF BEGINNING, CONTAINING 0.001 ACRES, 48 SQUARE FEET, MORE OR LESS.