

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 14 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-510906
04/14/2023 03:38 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SPECIAL WARRANTY DEED

CTNN230177

THIS INDENTURE WITNESSETH TWINTOWN INVESTMENTS LLC, an Indiana limited liability company ("Grantor"), conveys and warrants to VAN BUREN APARTMENTS LLC, an Indiana limited liability company ("Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOTS 22 TO 27, INCLUSIVE, IN BLOCK 1, IN REXVILLE SUBDIVISION, IN THE TOWN OF MERRILLVILLE, AS PERPLAT THEREOF, RECORDED IN PLAT BOOK 11 PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Tax No. 45-12-04-401-016.000-030

Commonly known as: ~~678~~ Van Buren St, Merrillville, IN 46410

570-16

Subject To: All unpaid real estate taxes and assessments and storm water assessments for 2022 payable in 2023, and for all real estate taxes and assessments and storm water assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Rights of tenants in possession as tenants only under unrecorded leases.

Subject To: Covenants, conditions, restrictions, easements and building lines as shown in the plat of Rexville Subdivision recorded in Plat Book 11, Page 33.

Subject To: Easement recorded November 23, 1966 to Illinois Bell Telephone Company in Miscellaneous Record 954 page 355.

Subject To: Easement recorded July 17, 1967 to Merrillville Conservancy District in Miscellaneous Record 959 page 394

Subject To: Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes.

Subject To: Rights of way for drainage tiles, ditches, feeders and laterals, if any.

Grantor limits the warranties contained in this Deed to the acts of the Grantor only.

CHICAGO TITLE INSURANCE COMPANY

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This instrument prepared by:

Mark R. Anderson, #21524-53
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892

Property of Lake County Recorder