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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

CTINI2201177
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: Van Buren St., Merrillville, IN 46410

5710-16

<u>Subject To:</u> 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.

<u>Subject To:</u> 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.

<u>Subject To</u>: Covenants, conditions, restrictions, easements and building lines as shown in the plat of Rexville Subdivision recorded in Plat Book 11, Page33.

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

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

<u>Subject To</u>: 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.

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Grantee's Address/Mail Tax Bills To:

2929 Jewett Highland Milleszz

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this Deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary company action for making such conveyance has been taken and done.

necessary company action for making such conveyance has been taken and done.
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this day of day of
TWINTOWN INVESTMENTS LLC.
an Indiana limited liability company
*Ronnie A. Button, Manager -J.A.
By: * Ronnie A. Button, Manager
Norme 7. Batton, Waringer
STATE OF INDIANA
COUNTY OF LAKE) SS:

Before me, a Notary Public in and for said County and State, personally appeared Twintown Investments LLC, an Indiana limited liability company, by Ronnie A. Button, Manager, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this _____ day of April, 2023.

TENHITE ARMES, Notary Public

My Commission Expires: FEBX 2010

County of Residence: 1 AVF.

JENNIFER ARMES
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0709320
My Commission Expires Feb 8, 2026

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.

/s/ Mark R. Anderson

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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