

# NOT AN OFFICIAL DOCUMENT

No Sales Disclosure Needed  
Apr 25 2023  
By: FGR

2023-512171  
04/25/2023 12:11 PM  
TOTAL FEES: 27.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Office of the Lake County Assessor

No Sales Disclosure Needed  
Apr 18 2023  
By: FGR

Office of the Lake County Assessor

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

\*this document is being re(ordered)see attached parcels 2&3

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Feb 28 2023 GM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-505875  
02/28/2023 03:31 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

\*this document is being re-recorded to add  
additional parcels\*

(see attached Exhibit "A")

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Mar 31 2022 LM  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-513732  
03/31/2022 01:05 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

### WARRANTY DEED

THIS INDENTURE WITNESSETH that Grantor, Sons Indiana, LLC a Limited Liability Company, conveys and warrants to Grantee, CPD Partners, LLC, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, an undivided one-half interest in the following Real Estate in Lake County, Indiana, to-wit:

Parcel 4: That part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 34 North, Range 8 West of the 2nd P.M., situated in Lake County, State of Indiana, described as follows:  
Beginning at a point where the North line of the Southwest Quarter of the Southeast Quarter of said Section 15 is intersected by the Northeastery right of way line of the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad, said point being 1100.98 feet West of the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 15; thence due East along the North line of the Southwest quarter of said Section 15, a distance of 256.98 feet to an iron stake; thence South 20 degrees 07 minutes West a distance of 200.9 feet to an iron stake on the Northeastery right of way line of said Pittsburgh, Cincinnati, Chicago and St. Louis Railroad; thence North 44 degrees, 53 minutes West along said Northeastery right of way line a distance of 266.24 feet to the point of beginning.

Commonly known as: 1301 E 121<sup>st</sup> Ave., Crown Point, Indiana 46307  
Parcel Number: 45-16-15-400-001.000-042

DN

\*\*Parcel Number: 45-16-15-400-011.000-042

This conveyance is subject to State, County and municipal taxes for 2021 payable in 2022 and all subsequent years; restrictions of record, and rights of way for drainage tiles, ditches, feeders and laterals. The undersigned person executing this Deed represents and certifies on behalf of the Grantor, that the undersigned is a duly authorized Managing Member of the Grantor and has been fully empowered by proper Resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Grantor is a Limited Liability Company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full entity capacity to convey the real estate described, and that all necessary entity action for the making of this conveyance has been duly taken. Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 24<sup>th</sup> day of March, 2022.

Sons Indiana, LLC a Limited Liability Company

By:

William J. Lock, Managing Member

STATE OF New Mexico ss:  
COUNTY OF Bernalillo

Before me, a Notary Public in and for said County and State, personally appeared William J. Lock, Managing Member of Sons Indiana, LLC, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, avowed that the representations therein contained are true.

Witness my hand and Notarial Seal this 2<sup>nd</sup> day of March, 2022.

My Commission expires: 5-10-25  
Resident of Bernalillo County

Kathleen E. Falk  
Notary Public Kathleen E. Falk

Mail tax bills to: CPD Partners, LLC 631 Killamney Dr., Dyer, IN 46311

I affirm, under the penalty of perjury, that I have taken reasonable care to render each Social Security number in this document as entered by the grantor. This document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASATIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.



No Sales Disclosure Needed  
Apr 14 2023  
By: JAG  
Office of the Lake County Assessor

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Parcel 2: That part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Township 34 North, Range 8 West of the 2nd Principal Meridian in Lake County, Indiana, lying West of the right of way of I-65, EXCEPT that part taken for the right of way of the Pittsburgh, Cincinnati and St. Louis Railway Company.

Parcel 3: That part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, lying North of the North right of way line of the Pittsburgh, Cincinnati and St. Louis Railway.

**Parcel #45-16-15-400-001.000-042**

**Property Address: 1301 E. 121st Ave., Crown Point, IN 46307**

Property of Lake County Recorder