

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-514760
05/16/2023 02:53 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2300762-SM

THIS INDENTURE WITNESSETH, that 18th Street Brewery, LLC, an Indiana limited liability Company (Grantor) CONVEY(S) AND WARRANT(S) to Zelenka LLC (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 489 Fayette St., Hammond, IN 46320

Tax ID No.: 45-02-36-401-003.000-023

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 12th day of May, 2023.

18th Street Brewery, LLC

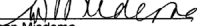
BY: 
Edward B. McKernin, Member

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Edward B. McKernin, Member of 18th Street Brewery, LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 12th day of May, 2023

Signature: 
Printed: Susan Miedema
Resident of: Lake County
State of: INDIANA
My Commission expires: July 26, 2030



FIDELITY NATIONAL TITLE/FNW2300762

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Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 8224 45th Place
Lyons, IL 60534

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: Susan Miedema.

Return To: Brian Zelenka
Zelenka LLC
8224 45th Place
Lyons, IL 60534

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): **45-02-36-401-003.000-023**

Lots 24, 25 and 26 in Block 3, in Townsend & Godfrey's Addition to the Town (now City) of Hammond as shown in Plat Book 1, Page 40, in the Office of the Recorder of Lake County, Indiana EXCEPT that part taken for railroad purposes and described by a Survey prepared by Bock and Clark (Project No. 200800887-5) last revised October 6, 2008 as follows:

Situated in the City of Hammond, County of Lake, and State of Indiana and known as being part of Lots 24, 25 & 26 in Block 3, in Townsend & Godfrey's Addition to the Town (now City) of Hammond in Plat Book 1, Page 40 and further described as follows:

Beginning at a set 5/8" iron pin at the Southeast corner of said Lot 24 same being on the Northern right-of-way line of Fayette Road and the True Point of Beginning; Thence with the Northerly right-of-way line of said Fayette Street, North 63°00'00" West, 172.00 feet to a common building corner at the Southwest corner of Lot 26; Thence leaving said Northerly right-of-way line of Fayette Street, along a common building wall and common Lot line for Lots 26 & 27, North 25°03'43" East, 118.00 feet to a point on the Southerly line of the NS Railroad witnessed by a found bent 3/4" iron pin at 1.61 feet North and 0.15 feet East; Thence with said Southerly line of NS Railroad, South 47°37'37" East 139.69 feet to a point in the West right-of-way of Oakley Avenue; thence South 00°02'32" East a distance of 90.83 feet to the Place of beginning.

County of Lake County Recorder