

2023-534467  
10/18/2023 02:55 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Sep 06 2022 VH  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-536352  
09/07/2022 02:55 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Grantee's address &  
Mail Tax Bills To:  
12795 Rosewood Dr.  
St. John, IN 46373

This deed is being re-recorded to correct scrivener's error on the name of the grantee

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Oct 18 2023 LM

SPECIAL WARRANTY DEED

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

This indenture witnesseth that TECH CREDIT UNION CORP., conveys and warrants to ~~ALL PROPERTIES/LLC~~ **\*\*AJL PROPERTIES, LLC\*\***, 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: **\*\*AJL PROPERTIES, LLC\*\***

Parcel: That part of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 36 North, Range 7 West of the 2nd Principal Meridian, lying Southeasterly of the right of way of the Elgin, Joliet and Eastern Railroad Company, Northerly of the right of way of the New York Central and St. Louis Railroad Company and West of the West line of Indiana Street, in the City of Hobart, Lake County, Indiana.  
Key No.: 45-09-32-251-006.000-018  
Commonly known as: 500 S. Indiana Street, Hobart, IN 46342

Subject To:

- 1. All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances, rights-of-way, and road and/or highway rights-of-way of usual and ordinary nature, of record.
- 2. Taxes for the year 2022 due and payable in 2023 which are a lien not yet due and payable.
- 3. Rights of the public, the municipality and the State in and to that part of the land taken or used for roads and highways, if any.
- 4. Drainage ditches, laterals, feeders, drainage titles or other drainage easement rights, if any.
- 5. Special assessments, if any, and any and all liens not removed by the Sheriff Sale under cause number: 45D11-1909-MF-000940.
- 6. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements.
- 7. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession of the land.
- 8. Any lien, or right to a lien for services, labor or material imposed by law and not shown by the public record.
- 9. Subject to parties in possession by virtue of unrecorded leases.

The undersigned person executing this Special Warranty Deed represents and certifies he is authorized to execute and deliver this Deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary action for making such conveyance has been taken and done.

Dated this 1st day of September 2022.

*Donald P. McCormick*  
TECH CREDIT UNION CORP., BY *TECH CREDIT UNION CORP.*  
DONALD P. MCCORMICK, VICE  
PRESIDENT OF COMMERCIAL  
LENDING

22-28759

22-28759

HOLD FOR MERIDIAN TITLE CORP



STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of September, 2022, personally appeared TECH CREDIT UNION CORP., BY DONALD P. MCCORMICK, VICE PRESIDENT OF COMMERCIAL LENDING, and acknowledged the execution of the foregoing Deed, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.  
My Comm. Expires: 6/26/30  
Resident of: Lake County, IN

*Philip J. Ignarski*  
Philip J. Ignarski, Notary Public  
NPO655004

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. *ar*

This instrument prepared by: Megan L. Craig, #22320-45, Craig & Craig, LLC, 400 E. 86<sup>th</sup> Avenue, Merrillville, IN 46410

Property of Lake County Recorder