

NOT AN OFFICIAL DOCUMENT

2023-539848
1/7/2023 10:54 AM
TOTAL FEES 5.00
B.T.JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH that **SOUTHLAKE PROPERTIES, LLC**, an Indiana limited liability company, conveys and warrants to **BLESSING, LLC**, an Indiana limited liability company, 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:

Lot 1-13, 4th Resubdivision of part of Lot 1 of Southlake Industrial Park, as per plat thereof, recorded in Plat Book 58, page 30, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1500 E. 91st Drive, Merrillville, IN 46410
Parcel ID No.: 45-12-27-477-004.000-030

Subject To: All unpaid real estate taxes and assessments, Storm Water assessments, Merrillville Conservancy District assessments and Little Calumet River Basin assessments for 2016 payable in 2017, and for all real estate taxes and assessments, Storm Water assessments, Merrillville Conservancy District assessments and Little Calumet River Basin 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: Tenants in possession.

Subject To: Easements for public utilities and drainage over, upon and under the north 10 feet, the east and west 7.5 feet of the land as shown on the plat of subdivision.

Subject To: Easements for access, public utilities and drainage over, upon and under the south 21 feet of the land as shown on the plat of subdivision.

Subject To: Covenants and restrictions contained in the instrument recorded as Document No. 1989-37096, relating to easements for underground utilities.

Subject To: Covenants and restrictions contained in the Dedication recorded as Document No. 2002-058644, relating to public right of way.

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

1N017317

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Grantee's Address/Mail
Tax Bills To:

Blessing, LLC
c/o K. Michael Blessing, Resident Agent
1420 E. 91st Drive
Merrillville, IN 46410

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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21st day of November, 2023.

SOUTHLAKE PROPERTIES, LLC, an Indiana limited liability company

By: [Signature]
JAMES SOHACKI, Manager

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **SOUTHLAKE PROPERTIES, LLC**, an Indiana limited liability company, by **James Sohacki**, 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 21st day of November, 2023.

[Signature]
Susan M. Diamond, Notary Public

My Commission Expires: April 28, 2027

County of Residence: Lake



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/ Richard E. Anderson

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This instrument prepared by:

Richard E. Anderson, #2408-45
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892

Property of Lake County Recorder