

# NOT AN OFFICIAL DOCUMENT

2024-506105  
02/21/2024 11:43 PM  
TOTAL FEES: 15.00  
BY: JAS  
PG #: 5  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
CLERK OF COURTS  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 22<sup>nd</sup> day of February, 2024, by PEOPLES BANK SB now known as, PEOPLES BANK, an Indiana-chartered Commercial Bank ("Grantor"), having an address at 9204 Columbia Avenue, Munster, Indiana 46321, in favor of PEO BRANCH LANDLORD, LLC, a Delaware limited liability company ("Grantee"), having an address at c/o Equity Investment Group, 127 W. Berry Street, Suite 200, Fort Wayne, Indiana 46802.

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell, convey and grant unto Grantee, its successors and assigns, with special warranty of title, that parcel of land lying and being situated in Lake County, Indiana and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns, together with all improvements located thereon, and any and all rights, members, privileges and appurtenances thereto, in fee simple forever.

Grantor covenants and specially warrants to Grantee that except for those easements, agreements, restrictions and other matters set forth on Exhibit "B" attached hereto and incorporated herein by reference ("Permitted Exceptions"), that it will defend the title hereby conveyed to the Grantee and the Grantee's heirs and assigns against the lawful claims and demands of persons claiming by, through or under the grantor (other than as to Permitted Exceptions), but against none other.

*[Remainder of page intentionally left blank; signatures on following pages.]*

Chicago Title Commercial CTIN2305603 (EH)



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**This document prepared by:** Alston & Bird LLP  
1201 West Peachtree Street  
Atlanta, GA 30309  
Attention: Julia Bahms, Esq.

**Return To:** Alston & Bird LLP  
1201 West Peachtree Street  
Atlanta, GA 30309  
Attention: Julia Bahms, Esq.

**Send Tax Statements To:** PEO Branch Landlord, LLC  
c/o Peoples Bank  
9204 Columbia Avenue  
Munster, Indiana 46321

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Julia Bahms

Signature

Julia Bahms

Print Name

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Exhibit "A"

To

**Special Warranty Deed**

## **Legal Description of the Property**

LOT 13, SHERWOOD FOREST, EIGHTEENTH ADDITION, TO THE TOWN OF SCHERERVILLE, AS SHOWN IN PLAT BOOK 47, PAGE 152, IN LAKE COUNTY, INDIANA.

Property Address: 141 West Lincoln Highway  
Schererville, Indiana 46375

Parcel No: 45-11-16-254-001.000-036

Property of Lake County Recorder

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## Exhibit "B"

To

### Special Warranty Deed

#### List of Permitted Exceptions

1. Property taxes for the year 2023 due in 2024 and 2024 due in 2025 which are liens not yet due and payable.
2. Covenants, conditions, restrictions, easements and building lines set out on the Plat of Sherwood Forest Eighteenth Addition, recorded November 3, 1977 in Plat Book 47, page 152.
3. The survey prepared by David J. Kuethe, RLS No. 29900024 dated October 30, 2023, last revised February 21, 2024 and known as Project No. 202304005-001-RLS (the "Survey") shows the following items:
  - A) Subject's light pole and asphalt are over the property line by a maximum distance of 2.5 feet.
  - B) Subject's site sign is over the property line by a maximum distance of 5.8 feet.
  - C) A plastic fence is over the property line by a maximum distance of 1.3 feet.
  - D) Asphalt is over the property line by a maximum distance of 4.2 feet.