

2025-50716  
01/28/2024 03:10 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 5  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## JAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the 22nd 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.

Chicago Title Commercial CTIN2305604(EH)

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



# NOT AN OFFICIAL DOCUMENT

**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

# NOT AN OFFICIAL DOCUMENT

**Exhibit "A"**  
**To**  
**Special Warranty Deed**

**Legal Description of the Property**

Parcel 1:

Lot 1 of the replat of Lots 1 and 5 in the Williamsburg, a subdivision in the Town of Merrillville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 68, page 22, in the Office of the Recorder of Lake County, Indiana.

Parcel 2:

Non-exclusive easements set out in that certain Declaration of Covenants, Easements, Conditions, Limitations and Restrictions for "The Williamsburg" dated December 5, 1989 and recorded November 14, 1990 as Instrument No. 90134149 in the Office of the Recorder of Lake County, Indiana.

Property Address: 8600 Broadway  
Merrillville, Indiana 46410

Parcel No: 45-12-28-230-003.000.030

# NOT AN OFFICIAL DOCUMENT

**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 The Williamsburg, recorded in Plat Book 66, page 49 and the Replat of Lots 1 and 5, The Williamsburg, recorded in Plat Book 68, page 22.
3. Covenants, conditions, restrictions and easements set out in Declaration of Covenants, Easements, Conditions, Limitations and Restrictions for "The Williamsburg", recorded November 14, 1990 as Instrument No. 90134149.