

# NOT AN OFFICIAL DOCUMENT

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10 23 2024 1:40 PM  
TOTAL FES: 2.00  
BY: JAS  
PG #: 4  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel Number:

~~45-07-26-433-022-000-006~~

45-17-05-432-036.000-047



Tax Mailing Address:

7433 Indianapolis Blvd.  
Hammond, IN 46324

## LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH that **10720 Randolph St LLC, an Indiana limited liability company** ("Grantor") hereby CONVEYS to

**Raina Winfield LLC, an Indiana limited liability company,**

("Grantee"), for ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, that real property located in Lake County, Indiana, which is legally described on Exhibit A attached hereto (the "Property").

The Property is conveyed subject to easements, covenants, restrictions, conditions, assessments, taxes and other matters of public record. Grantor warrants the title to the Property against all acts of Grantor herein and no other.

The undersigned person executing this deed on behalf of Grantor certifies that he is the duly elected member, officer and/or authorized agent of Grantor and has been fully empowered to execute and deliver this deed, and that all necessary action for making this conveyance of any rights Grantor may have in the Property, if any, has been taken. This deed is executed by Grantor on the date indicated below.

IN WITNESS WHEREOF, 10720 Randolph St LLC, an Indiana limited liability company, has caused this Limited Warranty Deed to be executed on this 15<sup>th</sup> day of October, 2024.

**10720 Randolph St LLC, an Indiana limited liability company**

By: \_\_\_\_\_

Muayid Musleh, Manager


(Limited Warranty Deed - GITC File No. IN018262 - Page 1 of 2)

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State of Indiana )  
                          ) SS:  
County of Lake    )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Muayad Musleh, as Manager of 10720 Randolph St LLC, an Indiana limited liability company, as Grantor, who acknowledged execution of the foregoing Limited Warranty Deed for and on behalf of said entity, as its free and voluntary act for the purposes stated therein.

Witness my hand and Notarial Seal this 15th day of October, 2024.

  
\_\_\_\_\_  
Jacalyn L. Smith, Notary Public



Notary's County of Residence: Lake  
Notary's Commission Expires: January 10, 2032  
Notary's Commission Number: NP0677813

**After recording return to and Mailing Address of Grantee:** Raina Winfield LLC

4433 Indianapolis Blvd.  
Hammond IN 46324

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64;  
Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366);  
referencing Greater Indiana Title Company commitment no. IN018262.

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## Exhibit A

### Parcel 1:

A parcel of land in the Southeast Quarter of Section 5, Township 34 North, Range 7 West of the Second Principal Meridian, in Winfield Township, Lake County, Indiana, also being a part of Parcel "C" of the Country Commons Planned Business Center Zoning Plan, as per plat thereof, recorded in Plat Book 81, page 25, in the Office of the Recorder of Lake County, Indiana, and corrected by Plat of Correction recorded in Plat Book 86, page 53, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said Section 5; thence North 00 degrees 27 minutes 02 seconds East, 1317.28 feet along the East line of said Southeast Quarter of Section 5; thence North 90 degrees 00 minutes 00 seconds West, 50.00 feet to the Northeast corner of Lot B1-5B, as shown on the plat recorded as Survey Record Book 7, page 3, in said Recorder's Office, said point being the point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds West, 270.01 feet to the Northwest corner of said Lot B1-5B; thence North 00 degrees 27 minutes 02 seconds East, 150.01 feet along the West line of said Parcel "C"; thence North 90 degrees 00 minutes 00 seconds East, 88.11 feet to the beginning of a curve concave to the South having a radius of 100.00 feet; thence Easterly and Southeasterly along said curve through a central angle of 32 degrees 41 minutes 05 seconds, an arc distance of 57.05 feet to the end of said curve; thence South 57 degrees 18 minutes 55 seconds East, 27.95 feet to the beginning of a curve concave to the North having a radius of 100.00 feet; thence Southeasterly and Easterly along said curve through a central angle of 32 degrees 41 minutes 05 seconds, an arc distance of 57.05 feet to the end of said curve; thence North 90 degrees 00 minutes 00 seconds East, 50.00 feet to a point on the West right-of-way line of Randolph Street (per said Country Commons Planned Business Center Zoning Plan); thence South 00 degrees 27 minutes 02 seconds West, 103.24 feet along said West right-of-way line to the point of beginning.

Commonly known as: 10720 Randolph Street  
Winfield, IN 46307

Tax Parcel Number: ~~45-07-26-452-022.000-006~~

45-17-05-432-036.000-047

### Parcel 2:

An easement created under grant of access Easement No. 2, dated October 27, 2000, and recorded November 3, 2000, as Document No. 2000 080471, made by Lake County Trust Company, as Trustee under Trust Agreement, known as Trust No. 4800 to Robert L. Schurman and Timothy L. Oudman, as tenants in common, and all of their successors in title, for the benefit of Parcel 1 over the following described land: a 60 foot strip of land in the Southeast Quarter of Section 5, Township 34 North, Range 7 West of the Second Principal Meridian, in Winfield

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Township, Lake County, Indiana, also being a part of Parcel "C" of the Country Commons Planned Business Center Zoning Plan, as per plat thereof, recorded in Plat Book 81, page 25, in the Office of the Recorder of Lake County, Indiana, and corrected by Plat of Correction recorded in Plat Book 86, page 53, in the Office of the Recorder of Lake County, Indiana, said strip being 30 feet each side of the following described center line: commencing at the Southeast corner of said Section 5; thence North 00 degrees 27 minutes 02 seconds East, 1317.28 feet along the East line of said Southeast Quarter of Section 5; thence North 90 degrees 00 minutes 00 seconds West, 50.00 feet to the Northeast corner of Lot B1-5B, as shown on the plat recorded as Survey Record Book 7, page 3, in said Recorder's Office, said point being on the West right-of-way line of Randolph Street (per said Country Commons Planned Business Center Zoning Plan); thence North 00 degrees 27 minutes 02 seconds East, 103.24 feet along said West right-of-way line to the point of beginning of said center line; thence South 90 degrees 00 minutes 00 seconds West, 50.00 feet to the beginning of a curve concave to the North having a radius of 100.00 feet; thence Westerly and Northwesterly along said curve through a central angle of 32 degrees 41 minutes 05 seconds, an arc distance of 57.05 feet to the end of said curve; thence North 57 degrees 18 minutes 55 seconds West, 27.95 feet to the beginning of a curve concave to the South having a radius of 100.00 feet; thence Northwesterly and Westerly along said curve through a central angle of 32 degrees 41 minutes 05 seconds, an arc distance of 57.05 feet to the end of said curve; thence South 90 degrees 00 minutes 00 seconds West, 88.11 feet to a point on the West line of said Parcel "C", said point being the point of terminus of said center line, the side lines of said strip shall be lengthened or shortened in order to terminate on the West right-of-way of Randolph Street and the West line of said Parcel "C".