



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00284	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	BLACK DOG PROPERTIES LLC		
PROPERTY ADDRESS:	4825 WEST 79TH STREET, INDIANAPOLIS, IN 46268		
CITY, STATE AND COUNTY:	INDIANAPOLIS, IN, MARION		

SEARCH INFORMATION

SEARCH DATE:	05/09/2024	EFFECTIVE DATE:	05/08/2024
NAME(S) SEARCHED:	BLACK DOG PROPERTIES LLC		
ADDRESS/PARCEL SEARCHED:	4825 WEST 79TH STREET, INDIANAPOLIS, IN 46268/6002575		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BLACK DOG PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY	
COMMENTS:	

VESTING DEED

DEED TYPE:	GENERAL WARRANTY DEED	GRANTOR:	JUDD INVESTMENTS, LLC, AN INDIANA LIMITED LIABILITY COMPANY
DATED DATE:	05/09/2018	GRANTEE:	BLACK DOG PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY
BOOK/PAGE:	N/A	RECORDED DATE:	05/14/2018
INSTRUMENT NO:	A201800047409		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	INDIANAPOLIS
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 29 MINUTES 50 SECONDS WEST 462.10 FEET (462.17 DEED) ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EAST BOUNDARY OF CONRAIL RAILROAD; THENCE SOUTH 19 DEGREES 16 MINUTES 20 SECONDS EAST 65.64 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE SOUTH BOUNDARY OF WEST 79TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 81 DEGREES 16 MINUTES 57 SECONDS EAST 157.28 FEET ALONG THE BOUNDARY OF SAID WEST 79TH STREET; THENCE ALONG SAID BOUNDARY EASTERLY 159.77 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 5,684.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST AND A LENGTH OF 159.77 FEET TO THE SOUTHWEST BOUNDARY OF THE INTERSECTION OF SAID WEST 79TH STREET AND GEORGETOWN ROAD; THENCE SOUTH 45 DEGREES 03 MINUTES 52 SECONDS EAST 56.10 FEET (56.44 DEED) ALONG THE BOUNDARY OF SAID INTERSECTION TO THE WEST BOUNDARY OF GEORGETOWN ROAD; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 310.48 FEET (314.87 DEED) ALONG THE BOUNDARY OF SAID GEORGETOWN ROAD; THENCE ALONG SAID BOUNDARY SOUTHERLY 612.26 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2,241.83 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 06 DEGREES 57 MINUTES 29 SECONDS WEST AND A LENGTH OF 511.15 FEET TO THE EAST BOUNDARY OF SAID CONRAIL RAILROAD; THENCE NORTH 19 DEGREES 16 MINUTES 20 SECONDS WEST 880.99 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 3.861 ACRES, MORE OR LESS.

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist				
Fire Resistant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Flooring				
Softwood				
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished				
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating				
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing				
# TF				
Full Baths				
Half Baths				
Extra fixtures				25
Total				25
Other Fixtures				
Wash Fountains				
G/F ES SS				
Circular 36"				
Circular 54"				
Semi-circular 36"				
Semi-circular 54"				
Industrial Gang Sinks				
4' long, 4 man				
8' long 8 man				
Shower-Column				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
Shower Multi-Stall				
Circular, 5 per				
Semi-circular, 3 per				
Corner, 2 per				
				#Fixtures
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				2
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch

Parcel Number 6002575 Commercial Card 1

Use	M:General	I:Industrial	L:Light	I:Small Shop
Pricing Key	GCM	GCI	GCI	GCI
S.F. Area	920	2420	18400	160
Effective Perimeter L/F	658	658	658	658
P.A.R	3	3	3	3
Average Size / Units	920 / 1	2420 / 1	18400 / 1	160 / 1
Section Level	HT. RATE	HT. RATE	HT. RATE	HT. RATE
1	24 61.19			
1		24 73.28		
1			24 42.13	
1				24 43.01
Frame / PE Adj. [+ -]	14.34	13.96	16.33	14.73
Wall Ht. Adj. [+ -]	3.48	8.52	0.00	3.56
BASE PRICE	79.01	95.76	58.46	61.30
B.P.A. %	1.00	1.00	1.00	1.00
Sub-total	79.01	95.76	58.46	61.30
Ceiling	0.00	0.00	0.00	0.00
Interior Finish	-2.51	-2.95	0.00	-0.29
Division Walls	-1.47	0.00	0.00	0.00
Lighting	0.00	0.00	0.00	0.00
Heating/Air Cond.	0.00/0.00	0.00/0.00	0.00/0.00	0.00/4.23
Sprinkler	0.00	0.00	0.00	0.00
S.F. Price	75.03	92.81	58.46	65.24
Area	920	2420	18400	160
Sub-total	69030	224600	1075660	10440
Plumbing			42600	
Unit Finish				
Special Features	0	126280	0	0
Exterior Features				
TOTAL BASE	69030	350880	1118260	10440
Grade Factor	1.10	1.10	1.10	1.10
Location Multiplier	1.00	1.00	1.00	1.00
Reproduction Cost	75930	385970	1230090	11480
Phys Dep/ Yr Blt /Cond	25 / 2004 / A	37 / 2004 / A	25 / 2004 / A	45 / 2004 / A
Obsolescence	0	0	0	0
Remainder Value	56950	243160	922570	6310

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											21900	1.00			1228990	100	164	2015500	
Paving -Asph	52-in on 5	C	2004	2004	A	2.57	0	2.57	1	22681	1.00	58290	80	11660	100	164	19100		
Paving -Conc	44-in	C	2004	2004	A	4.22	0	4.22	1	4x0	1.00	19240	80	3850	100	164	6300		
Patio-Concrete-	0NA	C	2004	2004	A	1000.00	0	5.78	1	173	1.00	1000	18	820	100	164	1300		

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Mezzanine-	0	Wood	C++	2004	2004	A			36.08	1	3500	1.00	126280	/					
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Card Improvement Total	2042230
Total Improvement Value	2042230

2

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
May 14 2018 AM 11:20
SUBJECT ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-011457979 bC

A201800047409

05/14/2018 11:23 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 4
By: ER

GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Judd Investments, LLC, an Indiana limited liability company ("**Grantor**"), CONVEYS AND WARRANTS to Black Dog Properties, LLC, an Indiana limited liability company ("**Grantee**"), for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, certain real estate located in Marion County, in the State of Indiana, more particularly described in Exhibit A, attached hereto and by reference made a part hereof (the "**Real Estate**").

THIS CONVEYANCE IS MADE, and the Real Estate is SUBJECT TO:

- (1) real estate taxes and public assessments due and payable after the closing on the conveyance, and all such taxes and assessments payable thereafter; and
- (2) all covenants, agreements, easements, restrictions and rights of way of record.

**Remainder of Page Intentionally Left Blank.
Signature Page Follows.**

Marion County Assessor
May 11 2018
Received MB

When Recorded Return To: _____
First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS 889006

Tax Parcel Number(s): 6002575 / State ID: 49-04-25-105-010.000-6000.

Address of Transferred Property: 4825 W. 79th Street, Indianapolis, IN 46268.

Grantee's Address for Mailing of Tax Statements and Recorded Deed:

Black Dog Properties
1298 E US Highway 136 Ste D
Pittsboro, IN 46167

THIS INSTRUMENT PREPARED BY:
Patrick M. Rooney, Attorney at Law
1638 Shelby Street, Suite 101
Indianapolis, Indiana 46203
pmrooney1@gmail.com; 317.445.9956

I affirm under penalties for perjury that
I have taken reasonable care to redact
each social security number in this
document, unless required by law.
/s/ Patrick M. Rooney

Exhibit A

Legal Description of Real Estate

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 29 MINUTES 50 SECONDS WEST 462.10 FEET (462.17 DEED) ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EAST BOUNDARY OF CONRAIL RAILROAD; THENCE SOUTH 19 DEGREES 16 MINUTES 20 SECONDS EAST 65.64 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE SOUTH BOUNDARY OF WEST 79TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 81 DEGREES 16 MINUTES 57 SECONDS EAST 157.28 FEET ALONG THE BOUNDARY OF SAID WEST 79TH STREET; THENCE ALONG SAID BOUNDARY EASTERLY 159.77 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 5,684.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST AND A LENGTH OF 159.77 FEET TO THE SOUTHWEST BOUNDARY OF THE INTERSECTION OF SAID WEST 79TH STREET AND GEORGETOWN ROAD; THENCE SOUTH 45 DEGREES 03 MINUTES 52 SECONDS EAST 56.10 FEET (56.44 DEED) ALONG THE BOUNDARY OF SAID INTERSECTION TO THE WEST BOUNDARY OF GEORGETOWN ROAD; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 310.48 FEET (314.87 DEED) ALONG THE BOUNDARY OF SAID GEORGETOWN ROAD; THENCE ALONG SAID BOUNDARY SOUTHERLY 612.26 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2,241.83 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 06 DEGREES 57 MINUTES 29 SECONDS WEST AND A LENGTH OF 511.15 FEET TO THE EAST BOUNDARY OF SAID CONRAIL RAILROAD; THENCE NORTH 19 DEGREES 16 MINUTES 20 SECONDS WEST 880.99 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 3.861 ACRES, MORE OR LESS.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/09/2024		A202400036278	MORTGAGE...	BLACK DOG PROPERTIES		GRANTEE
05/21/2020		A202000051250	ASSIGNME...	BLACK DOG PROPERTIES...		GRANTOR
05/21/2020		A202000051249	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
07/02/2019		A201900060313	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/28/2019	10/10/2018	A201900047248	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/14/2018	05/09/2018	A201800047410	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/14/2018	05/09/2018	A201800047409	DEED	BLACK DOG PROPERTIES...		GRANTEE
05/03/2018	03/29/2018	A201800044007	MISC	BLACK DOG PROPERTIES...		GRANTOR