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2012 036627

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2012 JUN -1 AM 9:15  
MICHELLE R. FAJMAN  
RECORDER

\*This Document is being re-recorded to correct the grantor's name

**SPECIAL WARRANTY DEED**

AKA Cook Builders  
**THIS INDENTURE WITNESSETH**, That Cook Builders.com, Inc./("Grantor") **Conveys and Specially Warrants** to David. L. DeGraff and Nicole L. DeGraff, Joint Tenants with Rights of Survivorship ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 28 in Bramblewood, Unit 1, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 92 page 26, in the Office of the Recorder of Lake County, Indiana.

**Property Address:** 9565 Julia Drive, St. John, IN 46373  
**Property No.(s):** 45-11-31-156-002.000-035

**Subject** to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

It is understood and agreed by the parties hereto that the title to the Real Estate here conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly elected officer(s) of Grantor and has/have been fully empowered by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, Grantor has executed this deed on May 18, 2012.

Cook Builders

*Richard Cook*  
By Richard Cook  
Its President



23357

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
MAY 25 2012  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

STATE OF Indiana )

COUNTY OF LAKE ) SS.

Before me, a Notary Public in and for said County and State, personally appeared who is the President of Cook Builders and who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations contained herein are true. Witness my hand and notarial seal on the 18th day of May, 2012.

*Susan Miedema*

Notary Public Susan Miedema  
Resident of Lake County  
My Commission expires: 8/7/2014



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**FIDELITY NATIONAL  
TITLE COMPANY**

92012-1883

JUN 22 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

24100

AMOUNT \$ 10.00  
CASH      CHARGE FW  
CHECK#       
OVERAGE       
COPY       
NON-CONF       
DEPUTY     

Ref 1

Prepared by:  
Austgen, Kuiper & Associates, PC  
130 N. Main St., Crown Point, IN 46307

Send Tax Bills to:  
9565 Julia Drive  
St. John, IN 46373

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 Susan Miedema. File No. 920121883

