

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 050359

2013 JUL 11 AM 10:39

LIMITED LIABILITY COMPANY
WARRANTY DEED

MICHAEL B. BROWN
RECORDER

TAX: I.D. NO. 45-07-26-429-004.000-006

THIS INDENTURE WITNESSETH that FINAL TOUCH RENOVATIONS, LLC, AN INDIANA LIMITED LIABILITY COMPANY, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to DANIEL BORLA AND DONNA BORLA, HUSBAND AND WIFE, (GRANTEE), of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

ALL THAT PART OF THE SOUTH 132 FEET OF THE NORTH 495 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING EAST OF THE A STRAIGHT LINE WHICH STRAIGHT LINE IS NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY LINE OF 60-FOOT WIDE WHEELER STREET AS DEDICATED IN VEIN GARDENS 1ST ADDITION, IN THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 35, PAGE 25, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1220 N. COLFAX, GRIFFITH, IN 46319

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2012 TAXES PAYABLE 2013, 2013 TAXES PAYABLE 2014, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 26th day of June, 2013

FINAL TOUCH RENOVATIONS, LLC

By: Kelcey Sample, member
KELCEY SAMPLE, Member



STATE OF INDIANA, COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared FINAL TOUCH RENOVATIONS, LLC by KELCEY SAMPLE, MEMBER, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of June, 2013
My commission expires: 5-7-13 County Lake Signature [Signature]
Resident of Lake County Printed Darleen S. Birchler, Notary Public

This instrument prepared by **PATRICK J. McMANAMA, Attorney at Law, Identification No. 9534-45.**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

COMMUNITY TITLE COMPANY
FILE NO 134482

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 1220 N. COLFAX, GRIFFITH, IN 46319
SEND TAX BILLS TO: GRANTEE

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.

[Signature]
Signature of Preparer

Darleen S. Birchler
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 08 2013

13511

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Handwritten notes:
New
cm
AK