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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 046331

2014 AUG -1 AM 11:14

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
08-15-0836-0019

45-12-21-201-016.000-030

2 3

**CORPORATE WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Van Prooyen Builders, Inc.**, a corporation organized and existing under the laws of the State of Indiana

**CONVEYS AND WARRANTS TO**

**Nicolas L. Aguilera**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

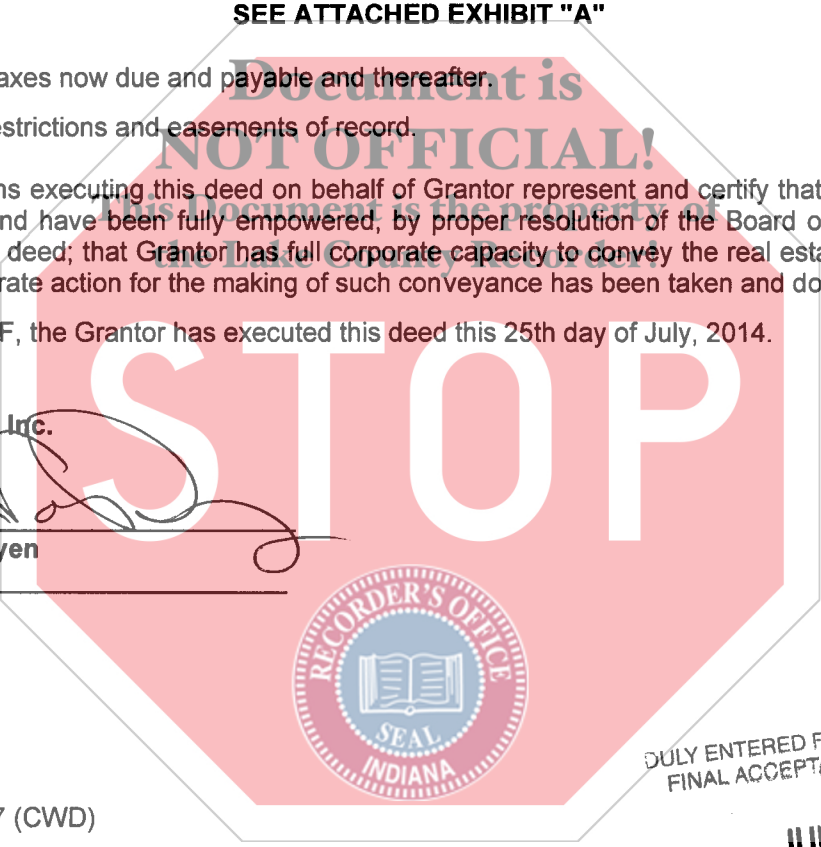
Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate 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, the Grantor has executed this deed this 25th day of July, 2014.

**Van Prooyen Builders, Inc.**

*[Handwritten Signature]*  
By: **Kami VanProoyen**  
Title: \_\_\_\_\_



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**JUL 30 2014** Page 1 of 3

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

*[Handwritten initials]*

MTC File No.: 14-20227 (CWD)

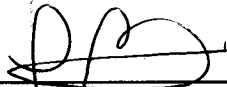
25135

State of Indiana, County of Lake ss:

Before me, a Notary Public in and for said County and State, personally appeared Kami VanProoyen, Vice President of Van Prooyen Builders, Inc. who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who having been duly sworn, stated that the representations contained therein are true.

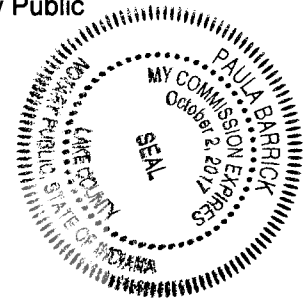
WITNESS, my hand and Seal this 25th day of July, 2014.

My Commission Expires: \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

\_\_\_\_\_  
Notary Public County and State of Residence

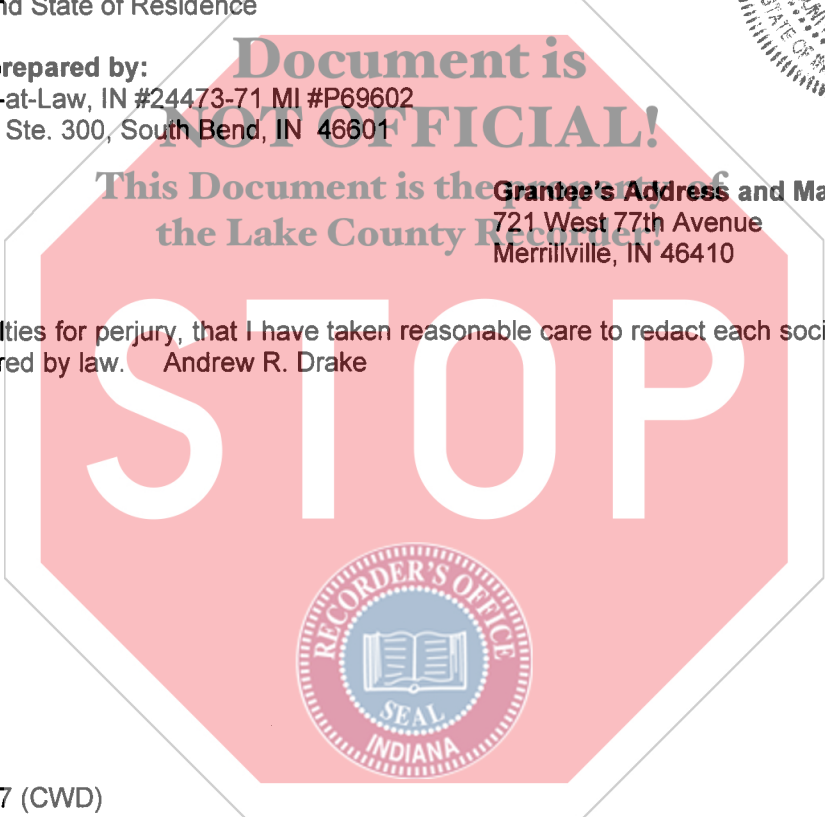


**This instrument was prepared by:**  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

**Property Address:**  
721 West 77th Avenue  
Merrillville, IN 46410

**Grantee's Address and Mail Tax Statements To:**  
721 West 77th Avenue  
Merrillville, IN 46410

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. Andrew R. Drake



**EXHIBIT A**

THAT PART OF LOT 27 IN MADISON MEADOWS, PHASE TWO, AN ADDITION TO THE TOWN OF MERRILLVILLE, INDIANA, AS SHOWN IN PLAT BOOK 99, PAGE 95 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 27, THENCE SOUTH 00 DEGREES 11 MINUTES 16 SECONDS WEST, 150.00 FEET ALONG THE EAST LINE OF SAID LOT 27 TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE NORTH 89 DEGREES 48 MINUTES 44 SECONDS WEST, 43.22 FEET ALONG THE SOUTH LINE OF SAID LOT 27 TO THE EXTENSION OF THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE NORTH 00 DEGREES 11 MINUTES 16 SECONDS EAST, 150.00 FEET ALONG SAID CENTERLINE AND EXTENSIONS THEREOF TO THE NORTH LINE OF SAID LOT 27; THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, 43.22 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

