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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 066995

2015 SEP 29 AM 10:31

1502270

WARRANTY DEED

MICHAEL B. BROWN  
RECORDER

**THIS INDENTURE WITNESSETH**, That VP Properties LLC (Grantor) **CONVEY(S) AND WARRANT(S)** to Matthew Holzer (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**SEE ATTACHED EXHIBIT "A"**

**Property address:** 9174 W. 103rd Pl., St. John, IN 46373

**Tax ID No.:** 45-15-03-153-007.000-015

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are member(s) of Grantor and has/have been fully empowered, by proper resolution or by the Operating Agreement, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; that the Grantor is a limited liability company in good standing in the State of Indiana; and that all necessary action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, Grantor has executed this deed this 18<sup>th</sup> day of September, 2015.

VP Properties LLC

By D. Robert Phillippe, Sole Member  
(printed name & title)

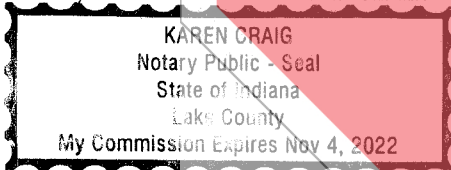


STATE OF INDIANA )

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared D. Robert Phillippe, Sole Member of VP Properties LLC, 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 therein contained are true.

Witness my hand and notarial seal on the 18<sup>th</sup> day of September, 2015.



(Signature of Notary Public)  
Printed Name of Notary Public: Karen Craig  
Resident of Lake County, Indiana  
My Commission expires: 11/4/2022

Prepared by: Dena Phillips Farling for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 9174 W. 103rd Pl., 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 Marie Thompson File No. 1502270

Return to: 9174 W. 103rd Pl., St. John, IN 46373

CHICAGO TITLE INSURANCE COMPANY

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

18-  
CT  
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21858

Exhibit "A"

File No. 1502270

TRACT 249: PART OF LOT "B" IN THE GATES OF ST. JOHN, UNIT 6B, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT, 72.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 53 MINUTES 06 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID LOT, 140.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 06 MINUTES 54 SECONDS WEST, ALONG SAID SOUTH LINE, 72.00 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 06 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 140.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 06 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, 72.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.2314 ACRES, MORE OR LESS.

