

2016 002782

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 JAN 19 AM 8:40

MICHAEL B. BROWN  
RECORDER

# WARRANTY DEED

THIS INDENTURE WITNESSETH, that

American Dream Builders of Northwest Indiana, LLC, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Thomas P. Walsh III and Jillian M. Blocker, Husband and Wife ("Grantee(s)"),

for the sum of Ten Dollars and zero cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 460 in Renaissance Unit 6, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 107, page 53, in the Office of the Recorder of Lake County, Indiana.

Property Address: 9869 Garden Way St. John, IN 46373

Tax ID #: 45-11-34-329-002.000-035 (Parent parcel)

Tax ID #: 45-11-34-332-024.000-035 (New Parcel#)



Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

The undersigned persons executing this deed represent and certify on behalf of the Grantor that each of the undersigned is a duly elected member or manager of the Grantor and has been fully empowered by proper consent or the Operating Agreement of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in existence in the state of its origin and, where required, in the state where the subject real estate is situated; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantors have executed this Deed this 12th day of January, 2016.

American Dream Builders of Northwest Indiana, LLC

By Nisa Pecoski, sole member

COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of January, 2016 personally appeared American Dream Builders of Northwest Indiana, LLC, \_\_\_\_\_, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

\* Nisa Pecoski as sole member of LLC

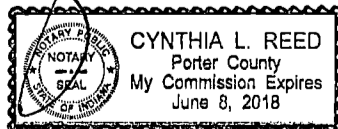
My Commission Expires: \_\_\_\_\_ Signed: \_\_\_\_\_  
Resident of: \_\_\_\_\_ County of: \_\_\_\_\_ Printed: \_\_\_\_\_

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 19 2016

010410

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



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Redaction Statement: 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. Cynthia Reed

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383,  
Grantee's & Mail tax bills to: 9869 Garden Way, St. John, IN 46373  
Liberty Title File: T8V15001343

