

2016 006261

2016 JAN 28 AM 9:02

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

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THIS INDENTURE WITNESSETH, that

American Dream Builders of NWI, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Kenneth Brozak and Tara Brozak, 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 130 in Penn Oak Unit Three, in the City of Crown Point, as per plat thereof, recorded in Plat Book 95, page 87, in the Office of the Recorder of Lake County, Indiana.

Property Address: 463 Quentin Ln, Crown Point, IN 46307

Tax ID No.: 45-16-09-427-012,000-042

Subject to the following: **This Document is the property of the Lake County Recorder!**

- (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 22nd day of January, 2016.

American Dream Builders of NWI

By Ilija Pecoski, President

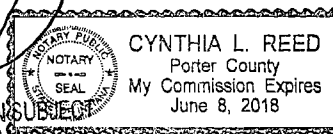
COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of January, 2016 personally appeared **American Dream Builders of NWI, Ilija Pecoski, President** who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 6/8/18 Signed: _____
Resident of: Porter County of: IN Printed: Cynthia L. Reed

Liberty Title & Escrow TBV15001436

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER



JAN 28 2016

20543

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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DR

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: 463 Quentin Ln, Crown Point, IN 46307

Liberty Title File: T8V15001436

KIB TB

