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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

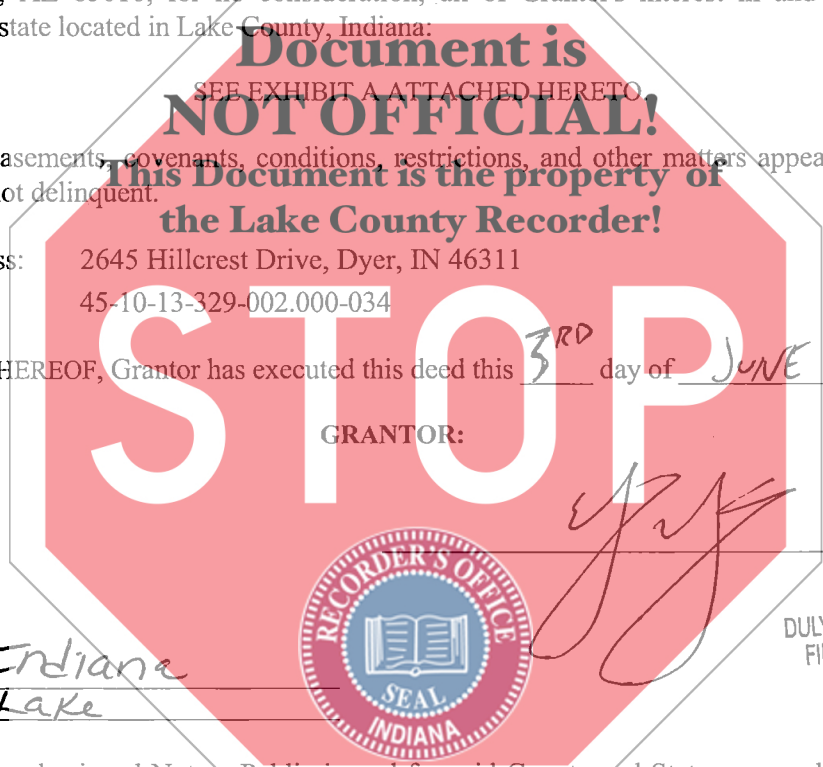
2016 037207

2016 JUN 16 AM 9:53

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that ELIAS M. LITOS, an unmarried man (herein, "Grantor"), whose address is 2645 Hillcrest Drive, Dyer, IN 46311, conveys and warrants to ELIAS M. LITOS, TRUSTEE, or any successors in trust, under the EML CAPITAL MANAGEMENT TRUST dated April 13, 2016 and any amendments thereto (herein, "Grantee"), whose address is 1631 E. Cheery Lynn Road, Phoenix, AZ 85016, for no consideration, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:



Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 2645 Hillcrest Drive, Dyer, IN 46311

Parcel Number: 45-10-13-329-002.000-034

IN WITNESS WHEREOF, Grantor has executed this deed this 3<sup>RD</sup> day of JUNE, 2016.

GRANTOR:

*[Handwritten signature of Elias M. Litos]*

Elias M. Litos

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

STATE OF Indiana  
COUNTY OF Lake



JUN 14 2016

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elias M. Litos and acknowledged the execution of the forgoing instrument.

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Witness my hand and official seal this 3<sup>rd</sup> day of June, 2016.

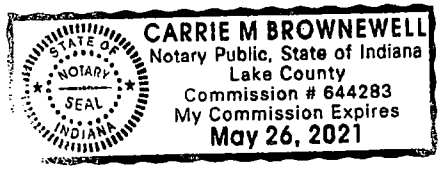
[Affix Notary Seal]

Notary Signature: Carrie M. Brownwell

003370

Printed name: Carrie M. Brownwell

My commission expires: 5/26/21



# 20

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *[Signature]*

*[Handwritten notes: CR#, 42318, E, CA]*

**When Recorded Return To:**

ELIAS LITOS  
1631 E. CHEERY LYNN ROAD  
PHOENIX, AZ 85016

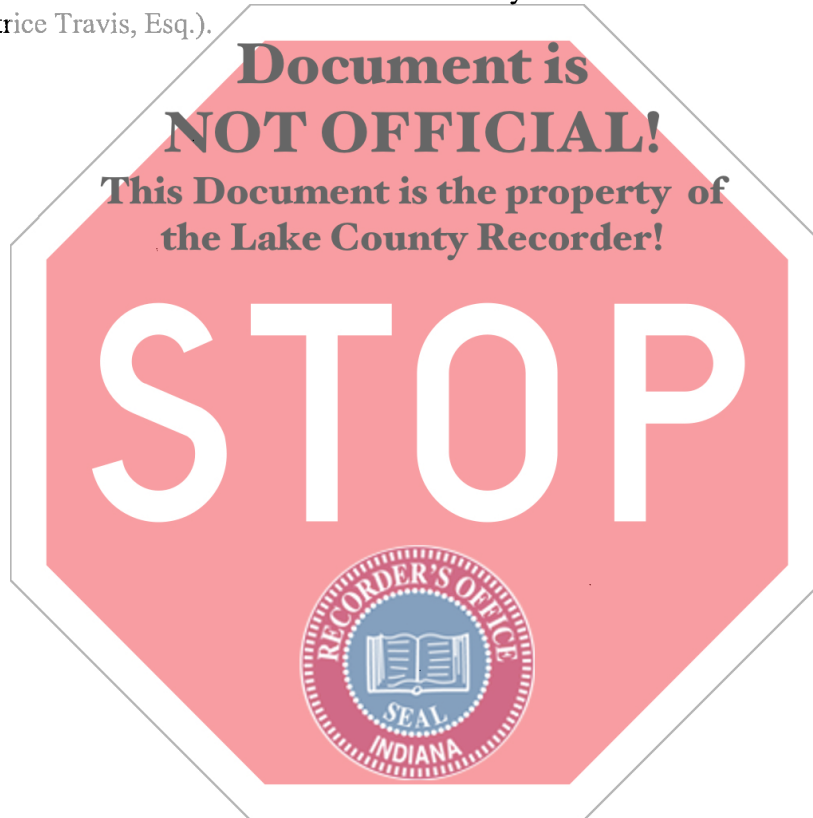
**Send Subsequent Tax Bills To:**

ELIAS M. LITOS, TRUSTEE  
1631 E. CHEERY LYNN  
ROAD  
PHOENIX, AZ 85016

**This Instrument Prepared By:**

A. BEATRICE TRAVIS, ESQ.  
C/O U.S. DEEDS, P.A.  
213 BRENTSHIRE DRIVE.  
BRANDON, FL 33511

This instrument was prepared by A. Beatrice Travis, Esq. 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 (A. Beatrice Travis, Esq.).



**EXHIBIT A**

[Legal Description]

**LOT 4, IN HIDDEN KNOLL, AN ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

Commonly known as: 2645 HILLCREST DRIVE, DYER, IN 46319

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

