

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: MCFS Development, LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: Homes of Distinction, LLC, an Indiana corporation of Lake county in the State of Indiana for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State Indiana, to wit:

Lot 63 in Copper Creek, Unit 3, an addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 109 page 11, in the Office of the Recorder of Lake County, Indiana

Property Address: 1993 Franklin Drive, Crown Point, IN 46307
Parcel No.: 45-16-19-427-022.000-042

Subject to:

- 1. Taxes for 2016 payable in 2017 and subsequent years.
2. Covenants, conditions and restrictions contained in a Declaration recorded 06-30-2014 as Document No. 2014-037246.
3. Assessments levied by the Copper Creek Homeowners Association, Inc.
4. Rights or claims of parties in possession not shown by the public records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
6. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are a duly elected manager of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 7th day of July, 2016

IN WITNESS WHEREOF, the said MCFS Development, LLC, an Indiana limited liability Corporation has caused this deed to be executed by Frank E. Schilling, its managing member.

MCFS DEVELOPMENT, LLC, an Indiana Limited Liability Company

BY: Frank E. Schilling, Managing Member

STATE OF INDIANA )
)
COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank E. Schilling, managing member of said Limited Liability Company and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 7th day of July, 2016

Jane Huebner

My Commission Expires: 10-3-22 County of Residence: Lake

This document prepared by: Frank E. Schilling

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.

Jane Huebner

Grantees Address and Tax Bill mailing address: 5209 Hohman Avenue #120, Hammond, IN 46320
Return to: Homes of Distinction, LLC, 5209 Hohman #120, Hammond, IN 46320

FIDELITY NATIONAL TITLE COMPANY

93010-1440

JOHN E. PETALAS LAKE COUNTY AUDITOR

AUG 10 2016

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

Handwritten notes: 17.1, Now-com



2016 AUG 10 05:47:45

STATE OF INDIANA LAKE COUNTY RECORDER AUG 10 2016

