

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 055806

2016 AUG 17 AM 11:03

MICHAEL B. BROWN
RECORDER

1603917

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Sons of Realty, LLC (Grantor) **CONVEY(S) AND WARRANT(S)** to Joseph J. Erwin (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:

LOT NUMBERED NINETEEN (19), LOT NUMBERED TWENTY (20), AND LOT NUMBERED TWENTY-ONE (21) EXCEPT THE EAST 7.0 FEET THEREOF, IN BLOCK 7 IN PLAT LM, THE SHADES, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 9 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 12720 Hickory Ave., Cedar Lake, IN 46303

Tax ID No.: 45-15-22-283-007.000-014

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 12th day of August, 2016.

Sons of Realty, LLC

Morgan Neubauer Authorized Signer
By Morgan Neubauer, Authorized Signer

STATE OF INDIANA)

COUNTY OF PORTER)

Before me, a Notary Public in and for said County and State, personally appeared Morgan Neubauer, as Authorized Signer of Sons of Realty, 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 12th day of August, 2016.

MELISSA WAYTE
Notary Public - Seal
State of Indiana
Porter County
My Commission Expires Nov 3, 2022

Melissa Wayte
Printed Name of Notary Public: Melissa Wayte
Resident of Porter County, Indiana
My Commission expires: 11/3/2022

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

Grantee's Address: 12720 Hickory Ave, Cedar Lake, IN 46303
Tax Billing Address: 12720 Hickory Ave, Cedar Lake, IN 46303

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. Dena Phillips Farling. File No. 1603917

Return to: 12720 Hickory Ave, Cedar Lake, In 46303

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

① 1603917

Chicago Title Insurance Company

AUG 16 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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CHICAGO TITLE INSURANCE COMPANY