

2016 076221

2016 NOV 14 AM 9:56

MICHAEL B. BROWN  
RECORDER

LIMITED LIABILITY COMPANY  
SPECIAL WARRANTY DEED

TAX: I.D. NO. 45-12-19-208-002.000-030

THIS DEED made this 3 day of November, 2016 between **REGION HOME BUYERS, LLC**, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of **INDIANA** for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged has granted, bargained, sold and conveyed to: **ARMSTRONG FAMILY TRUST, LLC**, (GRANTEE), of **LAKE** County, in the State of **INDIANA**, the following described real estate in **LAKE** County, in the State of Indiana, to-wit:

<sup>5<sup>th</sup></sup>  
LOT 2, BLOCK ~~B~~ IN LINCOLN GARDENS, AS SHOWN IN PLAT BOOK 33, PAGE 100, IN LAKE COUNTY, INDIANA.

Commonly known as: 7835 WHITCOMB STREET, MERRILLVILLE, INDIANA 46410

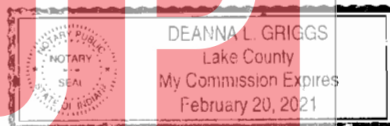
The said Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises, that the same is free from encumbrances placed upon the property by the Grantor and that it will warrant and defend by, through, or under it, but not otherwise, the said title to the same against the claims of all persons whosoever.

The undersigned persons executing this Deed on behalf of the Grantor represent and certify that they have been fully empowered to execute and deliver this Deed; that the Grantor is an LLC in good standing and has capacity to convey the real estate described herein and that all necessary action for making of such conveyance has been taken and done.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND ZONING LAWS OF RECORD, IF ANY.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 3 day of November, 2016

REGION HOME BUYERS, LLC  
By: [Signature]  
ADRIEN CHABOT, Member



STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, a Notary Public in and for said County and State, personally appeared **ADRIEN CHABOT** of **REGION HOME BUYERS, LLC** and acknowledged 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 this 3 day of November, 2016  
My commission expires: 2/20/21  
Resident of Laurel County  
Signature: [Signature]  
Printed: Deanna L Griggs, Notary Public

This instrument prepared by **MATTHEW W. DEULLEY**, Attorney at Law, ID No. 27813-45.  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE 405 N main street, Crown Point, IN 46307  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 7835 WHITCOMB STREET MERRILLVILLE, IN 46410  
SEND TAX BILLS TO: GRANTEE 405 N main street, Crown Point, IN 46307

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.

[Signature]  
Signature of Preparer

Deanna L Griggs  
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

NOV 10 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

027373

Community Title Company  
File No. 1611087

\$1600  
JAS  
AM