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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 005109

2017 JAN 24 AM 8:44

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
State ID Number Only  
State ID Number Only

45-12-19-132-012.000-030  
45-12-19-132-013.000-030

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

JARP Investments, LLC

CONVEYS AND WARRANTS TO

Downton Builders, Inc., for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**NOT OFFICIAL!**  
**This Document is the property of  
the Lake County Recorder!**  
SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

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

IN WITNESS WHEREOF, the Grantor has executed this deed this 11th day of January, 2017.

JARP Investments, LLC

By: ~~Philip G. Regan~~ Manager by James M. Regan  
Title: his Attorney in Fact

poa 2017-005108

HOLD FOR MERIDIAN TITLE CORP

MTC File No.: 17-1515 (LLCWD)

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Page 1 of 3

JAN 19 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

\$20,100

MT JAB

000239

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 **Philip G. Regan Manager by James M. Regan, his Attorney in Fact of JARP Investments, LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 11th day of January, 2017.

My Commission Expires: \_\_\_\_\_

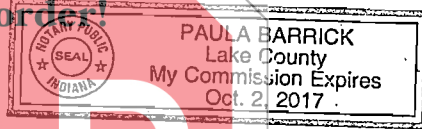
**Document is NOT OFFICIAL!**

Signature of Notary Public

Printed Name of Notary Public \_\_\_\_\_

**This Document is the property of the Lake County Recorder!**

Notary Public County and State of Residence \_\_\_\_\_



**This instrument was prepared by:**

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

**Property Address:**

Vacant Lots, 4259 & 4203 West 77th Place  
Merrillville, IN 46410

**Grantee's Address and Mail Tax Statements To:**

4301 West 99th Place  
Oak Lawn, IL 60453

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. Debra A. Guy



## EXHIBIT A

**Parcel I:**

Lot Numbered 104 in Fox Moor Unit 1A and 2A, an Addition to the Town of Merrillville in the Northwest Quarter of Section 19, Township 35 North, Range 8 West of the 2nd Principal Meridian, lying North of the Right-of-Way line of Highway U.S. 30 and lying East of the East Right-of-Way line of the Chicago and Erie Railroad, which plat was recorded as Document Number 2008-060560 in Plat Book 103, page 20 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4259 W 77th Place, Merrillville, IN 46410

Parcel No.: 45-12-19-132-012.000-030

**Parcel II:**

Lot Numbered 105 in Fox Moor Unit 1A and 2A, an Addition to the Town of Merrillville in the Northwest Quarter of Section 19, Township 35 North, Range 8 West of the 2nd Principal Meridian, lying North of the Right-of-Way line of Highway U.S. 30 and lying East of the East Right-of-Way line of the Chicago and Erie Railroad, which plat was recorded as Document Number 2008-060560 in Plat Book 103, page 20 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4203 W 77th Place, Merrillville, IN 46410

Parcel No.: 45-12-19-132-013.000-030

