

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 011269

2017 FEB 23 AM 9:57

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-16-18-226-025.000-042

Tax Mailing Address:  
3145 45<sup>th</sup> St., Ste. B  
Highland, IN 46322

**COMPANY WARRANTY DEED**

**THIS INDENTURE WITNESSETH that 151 Realty, LLC, an Indiana Limited Liability Company, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to Region Home Buyers LLC, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:**

The North 1/2 of Lot 2, except the South 1.75 feet thereof, in Burge's Addition to the Town, now City, of Crown Point, as per plat thereof, recorded in Plat Book 1, page 12, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 151 North Ridge Street  
Crown Point, IN 46307

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

**IN WITNESS WHEREOF**, 151 Realty, LLC, an Indiana Limited Liability Company, has executed this COMPANY WARRANTY DEED on this 13<sup>th</sup> day of February, 2017.

**151 REALTY, LLC, an Indiana Limited Liability Company**

By: Martha Wheeler

Printed Name and Title: MARTHA WHEELER, Member

**HOLD FOR GREATER INDIANA TITLE COMPANY**

(Company Warranty Deed - Page 1 of 2)  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 20 2017 9562

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

G-I-T  
M.E.  
\$18.00

021349

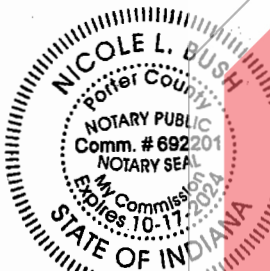
State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared

Martha Wheeler, as Member,

and duly authorized representative of 151 REALTY, LLC, an Indiana Limited Liability Company, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 13th day of February, 2017.



**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Notary's Signature: Nicole L. Bush

Notary's Printed Name: Nicole L. Bush

Notary's County of Residence: Porter

Notary's Commission Expires: 10/17/2024

After recording return to and Mailing Address of Grantee:

Region Home Buyers LLC  
3145 45<sup>th</sup> St., Ste. B  
Highland, IN 46322



Prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN001711.

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. Chris Fox