

2017 019510

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 MAR 27 AM 10:05

MICHAEL B. BROWN
RECORDER

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WARRANTY DEED

THIS INDENTURE WITNESSETH, That TG Development LLC (Grantor) **CONVEY(S) AND WARRANT(S)** to Everett D. Garard Jr. (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 120 in The Highlands of Ellendale Farm Unit Two, as per Plat thereof, recorded in Plat Book 106, Page 65, in the Office of the Recorder of Lake County, Indiana.


Property address: 1135 Jeanne Court, Crown Point, IN 46307
Tax ID No.: 45-16-18-105-016.000-042

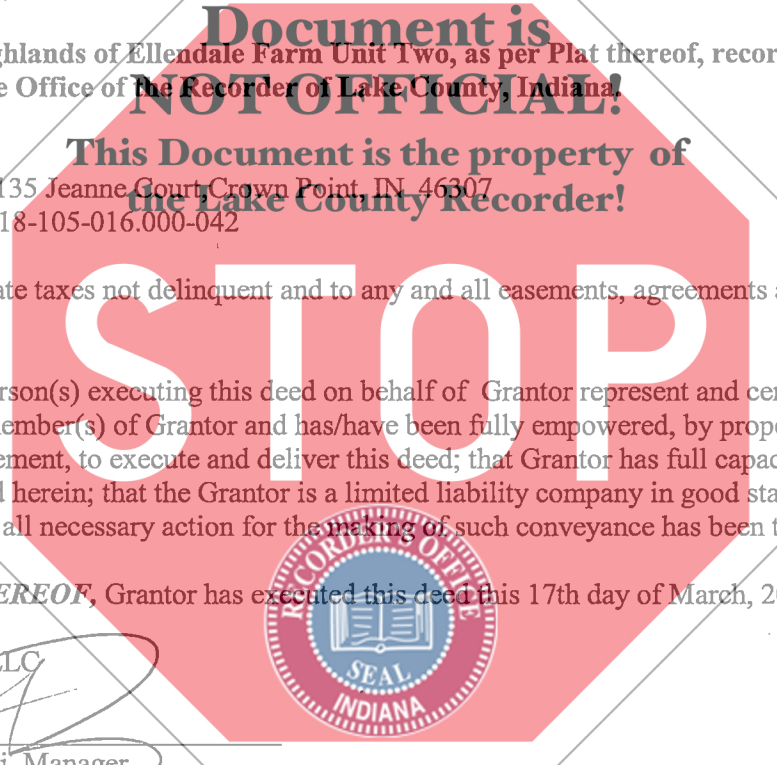
Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

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 17th day of March, 2017.

TG Development LLC

By  Terzioski, Manager



**FIDELITY NATIONAL
TITLE COMPANY**

98017-0337 ✓

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 22 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

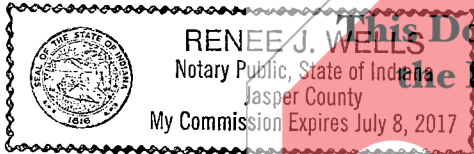
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STATE OF INDIANA)
) §.
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Samoil Terzioski, Manager, as of TG Development 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 17th day of March, 2017.



Document is
NOT OFFICIAL!

(Signature of Notary Public)
Printed Name of Notary Public: Renee J. Wells
Resident of Jasper County, Indiana
My Commission expires: 7/8/2017

Prepared by: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address:
1135 Jeanne Court
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 Timothy R. Kuiper. File No. 920170337

Return to: 1135 Jeanne Court
Crown Point, IN 46307

