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MICHAEL B. BROWN
RECORDER

1703071

WARRANTY DEED

THIS INDENTURE WITNESSETH, That K & M Townhomes, LLC (Grantor) **CONVEY(S) AND WARRANT(S)** to Manley M. Tate and Regina M. Tate, Husband and Wife (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 355 WEST LAKES ADDITION, PHASE 3, BLOCK 1, TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 95, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 125 Westminster Place, Munster, IN 46321

Tax ID No.: 45-06-36-328-009.000-027

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 10 day of July, 2017.

K & M Townhomes, LLC

Russell Merlo Manley
By *David Katona*, member
R. RUSSELL MERLO

STATE OF INDIANA)

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared David Katona, as Member of K&M Townhomes, 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 10 day of July, 2017.



Kelsey L. Perry
Printed Name of Notary Public: Katherine A. Adams
Resident of Lake County, Indiana
My Commission expires: Dec. 5, 2024
Kelsey L. Perry
03 Sept 2020

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

Grantee's Address: 125 Westminster Place, Munster, In 46321
Tax Billing Address: 125 Westminster Place, Munster, In 46321

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. 1703071

Return to: 125 Westminster Place, Munster, In 46321

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 18 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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CHICAGO TITLE INSURANCE COMPANY

