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MICHAEL B. BROWN
RECORDER

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Cook Builders.com, Inc.** (Grantor) **CONVEY(S) AND WARRANT(S)** to **Victor P. Fabris Sr. and Katherine A. Fabris, 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 138, IN EMERALD CROSSING UNIT 1A, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 102 PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address:10311 Moraine St.,Dyer, IN 46311 **Tax ID No.:**45-14-01-102-003.000-013

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

Dated this 14 day of July, 2017.

Cook Builders.com, Inc.

Richard K. Cook
By Richard K. Cook, President



STATE OF INDIANA

COUNTY OF Lake

004117

Before me, a Notary Public in and for said County and State, personally appeared Richard K. Cook, President, President for and on behalf of Cook Builders.com, Inc., 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 notarial seal on the 14 day of July, 2017. .



[Signature]
(Signature of Notary Public)
Printed Name of Notary Public: Dawn Stanley
Resident of LAKE, IN County, Indiana
My Commission expires: 7/29/2018

Grantee's Address and Tax Billing Address:
10311 Moraine St.
Dyer, IN 46311

Prepared by: Attorney Timothy R. Kuiper

FIDELITY - HIGHLAND

92017.1613

**FIDELITY NATIONAL
TITLE COMPANY**

92017-1613 ✓

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FW
[Signature]

Austgen Kuiper Jasaitis P.C., 130 North 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 Dawn Stanley. File No. 920171613

Return to: 10311 Moraine St.
Dyer, IN 46311

