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2017 047199

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 JUL 31 AM 10:26

MICHAEL B. BROWN  
RECORDER

**CORPORATE WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, That Palace Builders, Inc. (Grantor) **CONVEY(S) AND WARRANT(S)** to Ian M. Rios and Kathryn T. Rios, 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 75 in Copper Creek Unit 3, an Addition to the City of Crown Point, as per plat thereof, recorded in PB 109 page 11, in the Office of the Recorder of Lake County, Indiana.

**Property address:** 887 Schilling Drive, Crown Point, IN 46307 Tax ID No. 46-16-19-427-010.000-042

**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 19th day of July, 2017.

Palace Builders, Inc.

*Slavco Pupaloski*  
By Slavco Pupaloski, President



**FIDELITY NATIONAL  
TITLE COMPANY**

92017-0830

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 28 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

031245

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FW  
*dm*

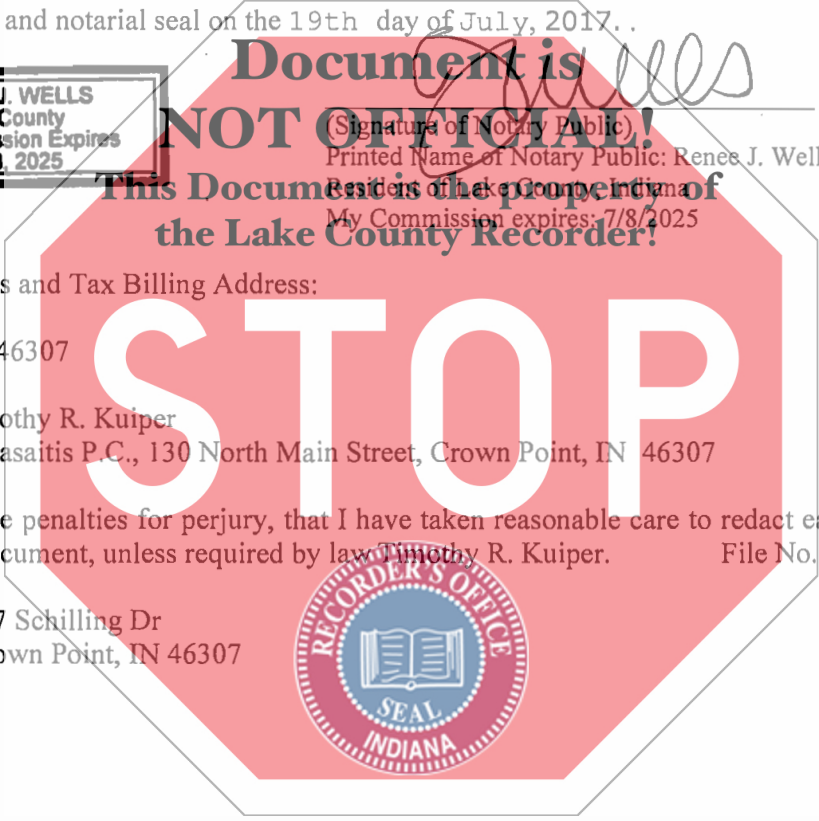
STATE OF INDIANA )  
 ) §.  
COUNTY OF Lake )

Before me, a Notary Public in and for said County and State, personally appeared Slavco Pupaloski, President for and on behalf of Palace Builders, 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 19th day of July, 2017. .



*Renee J. Wells*  
(Signature of Notary Public)  
Printed Name of Notary Public: Renee J. Wells  
Notary Public, Lake County, Indiana  
My Commission expires: 7/8/2025



Grantee's Address and Tax Billing Address:  
887 Schilling Dr  
Crown Point, IN 46307

Prepared by: Timothy R. Kuiper  
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. Timothy R. Kuiper. File No. 920170830

Return to: 887 Schilling Dr  
Crown Point, IN 46307