

2017 060734

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MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

This Indenture Witnesseth, that Emerald Crossing Development, LLC, an Indiana limited liability company whose address is 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 (Grantor), conveys and warrants to Cook Builders.com, Inc. ("Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

Parcel 1: Lot 151 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. - 15142 W. 103rd Avenue, Dyer, IN 46311. Tax ID No.: 45-14-01-102-018.000-013.

Parcel 2: Lots 234 and 236 in Emerald Crossing Unit 3, as per plat thereof, recorded in Plat Book 109 page 30, in the Office of the Recorder of Lake County, Indiana. 15025 W. 103rd Avenue, Dyer, IN 46311 - Tax ID No.: 45-14-01-201-006.000-013 (Affects Lot 235); 15017 W. 103rd Avenue, Dyer, IN 46311 - Tax ID No.: 45-14-01-201-007.000-013 (Affects Lot 236).

Subject to:

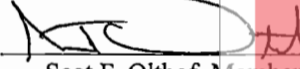
1. Taxes for the year 2016 due and payable in 2017 which are a lien not yet due and payable.
2. Any and all easements, restrictions and covenants of record.

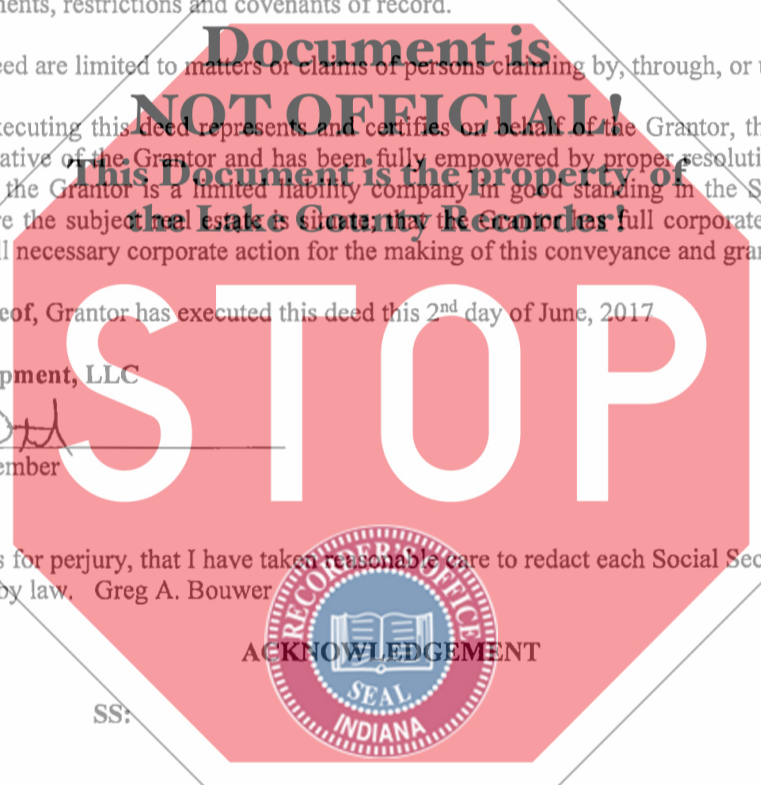
All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated, that the undersigned has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this deed this 2nd day of June, 2017

Emerald Crossing Development, LLC

By: 
Scot F. Olthof, Member



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. Greg A. Bouwer

ACKNOWLEDGEMENT

STATE OF INDIANA

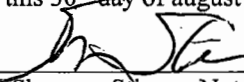
SS:

COUNTY OF LAKE

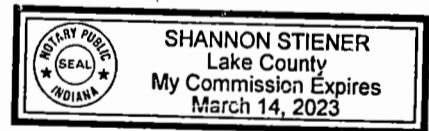
Before me, a Notary Public in and for the said County and State, personally appeared Scot F. Olthof, Member of Emerald Crossing Development, LLC, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 30th day of August

My Commission Expires: 3-14-23


Shannon Stiener, Notary Public

Resident of Lake County, Indiana



After Recording Mail Deed and Tax Bills to: 6919 W. Lincoln Hwy., Crown Point, IN 46307

THIS DOCUMENT PREPARED BY:
GREG A. BOUWER, ATTORNEY ID. NUMBER 16368-53
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311

**FIDELITY NATIONAL
TITLE COMPANY**

FNW1700920

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

026977

SEP 05 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$25.00

FN JAS