

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 070415

2017 OCT 18 AM 10:08

45-12-20-358-001,000-030

Lot 31

MICHAEL B. BROWN  
RECORDER  
PIN 45-12-20-358-002.000-030

2

Corporate Warranty Deed

**THIS INDENTURE WITNESSETH THAT**

Bosak Motor Sales, Inc.

**CONVEYS AND WARRANTS TO**

Luxor Homes II, Inc., for ten dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**Lot 31 in Heritage North - Phase Two, according to the plat thereof, recorded January 4, 2016 as Instrument No. 2016-000072, in Plat Book 108 page 79, in the Office of the Recorder of Lake County, Indiana**

Subject to prior years' Real Estate taxes now due and payable in the current year and Real Estate taxes for the current year prorated between seller and buyer to date of closing using the most current tax rate available as of the date of closing.

Subject to covenants, restrictions and easements of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is duly authorized to act for the Grantor and has 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 said conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed this 26 day of SEPTEMBER, 20 17

Bosak Motor Sales, Inc.  
3111 W. Lincoln Highway  
Merrillville, IN 46410

By: John G. Bosak

Its: Vice President

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 16 2017

027984

25-  
MS  
A

17-34350

JOHN B. DEALAS  
LAKE COUNTY AUDITOR  
HOLD FOR MERIDIAN TITLE COR.

State of Indiana, County of Lake ss:

Before me, a Notary Public in and for said county and state, personally appeared John Bosak  
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 contained herein are true.

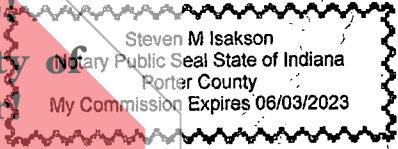
WITNESS my hand and Seal this 26<sup>th</sup> day of September, 2017.

My Commission Expires: 06/03/2023

[Signature]  
Signature of Notary Public

STEVEN M. ISAKSON  
Printed Name of Notary Public

**Document is**  
**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder



Porter County Indiana  
Notary Public County and State of Residence

Property Address:

2915 West 83<sup>rd</sup> Avenue  
Merrillville, IN 46410

Grantee Address and Mail Tax Statements to:

4259 East Lincoln Hwy  
Merrillville IN 46410

Prepared by: John T. Borucki for Bosak Motor Sales, Inc.



File No.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security  
number in the document, unless required by law.

John T. Borucki  
(Print Name)