

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 088182

2017 DEC 28 AM 9:39

Property Number:  
45-12-16-180-032.000-030

MICHAEL B. BROWN  
Tax Mapping Address:  
923 West 72nd Avenue  
Merrillville, IN 46410

**COMPANY WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that **Talaga Development, LLC**, Grantor, of Porter County, in the State of Indiana, **Conveys and Warrants** to

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

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot Thirty-One (31), Unit No. 1, Turkey Creek South, as shown in Plat Book 36, page 76, Lake County, Indiana.

Commonly known as: 923 West 72nd Avenue  
Merrillville, IN 46410

**SUBJECT TO** the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2017 payable in 2018 and thereafter.

**IN WITNESS WHEREOF**, Talaga Development, LLC has executed this **COMPANY WARRANTY DEED** on this 20<sup>th</sup> day of December, 2017.

**Talaga Development, LLC**

By: Thomas Talaga Member and By: Rebecca Talaga Member  
Thomas Talaga, Member Rebecca Talaga, Member

(Company Warranty Deed - Page 1 of 2)

**HOLD FOR GREATER INDIANA TITLE COMPANY** 1/100 2850  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25 023261  
RM

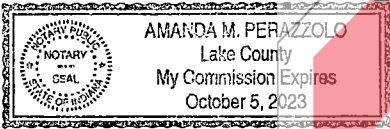
State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas Talaga and Rebecca Talaga, Members, for and on behalf of Talaga Development LLC and acknowledged the execution of the foregoing Company Warranty Deed on said Company's behalf, and who, having been duly sworn upon each of their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 20<sup>th</sup> day of December, 2017.

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**



Notary's Signature: *Amanda M Perazzolo*  
Notary's Printed Name: Amanda M Perazzolo

Notary's County of Residence: Lake  
Notary's Commission Expires: 10/05/2023

After recording return to and Mailing Address of Grantee: Allen M. Castor  
923 West 72nd Avenue  
Merrillville, IN 46410



This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN002850.

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. Chris Fox