

2017 088250

2017 DEC 28 AM 10:11

MICHAEL B. BROWN
RECORDER

3

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

File No.: FNW1701809-SM

THIS INDENTURE WITNESSETH, that ABL Homes, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Chad Pio and Jera Pio and Gale E Pio, as joint tenants with full rights of survivorship and not as tenants in common (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 in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 5411 Mary Ann Ln, Merrillville, IN 46410

Tax ID No.: 45-12-03-203-004.000-030

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 27th day of December, 2017.



ABL Homes, LLC

BY: [Signature]
Katherine Leth, Member

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Katherine Leth, as Member of ABL Homes LLC who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 27th day of December, 2017

Signature: [Signature]

Printed: Susan Miedema

Resident of: Lake County

State of: INDIANA

My Commission expires: August 7, 2022



**FIDELITY NATIONAL
TITLE COMPANY**
FNW1701809 LC

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

43889

25-
FW
GM

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 5411 Mary Ann Ln
Merrillville, IN 46410

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: Susan Miedema.

Return To: Chad Pio and Jera Pio and Gale E Pio
5411 Mary Ann Ln
Merrillville, IN 46410



For APN/Parcel ID(s): 45-12-03-203-004.000-030

LOT 22 IN BLOCK 3, IN GEORGIA HEIGHTS SUBDIVISION, A SUBDIVISION OF BLOCKS 2, 3, 5 AND RESUBDIVISION OF PART OF BLOCK 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30 PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

