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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 020521

2019 APR -8 AM 10:44

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-16-16-478-010.000-042

Tax Mailing Address:  
12483 WASHINGTON ST  
CROWN POINT IN 46307-5189

**COMPANY WARRANTY DEED**

**THIS INDENTURE WITNESSETH that JVA IL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, Grantor, of Cook County, in the State of Illinois, Conveys and Warrants to**

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Deborah Vanessa Love, a married woman

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 197 in Pine Hill Phase Three, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 94 page 75, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 12483 Washington Street  
Crown Point, IN 46307

**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 2018 payable in 2019 and thereafter.

**IN WITNESS WHEREOF, JVA IL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** has executed this Company Warranty Deed on this

*26th*  
A ~~27th~~ day of *March*, 2019.

(Company Warranty Deed - Page 1 of 3)

*IN005332*

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 08 2019

22683

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*25*  
*30678*  
*am*

Greater Indiana Title Company

JVA IL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: [Signature]

Printed Name and Title: Anargyros Giakoukakis, Manager

State of Illinois

County of Cook

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Before me, the undersigned Notary Public in and for said County and State, personally appeared ANARGYROS GIAKOUKAKIS as MANAGER of JVA IL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 26 day of MARCH, 2019.

OFFICIAL SEAL  
RICHARD A YEE  
Notary Public - State of Illinois  
My Commission Expires 9/30/2020



Notary's Signature: [Signature]

Notary's Printed Name: RICHARD A. YEE

Notary's County of Residence: COOK

Notary's Commission Expires: 09/30/2020

**After recording return to and Mailing Address of Grantee:**

Deborah Vanessa Love  
12483 WASHINGTON ST  
CROWN POINT IN 46307-5189

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; Fax: 219/791-9366);  
referencing Greater Indiana Title Company commitment no. IN005532.

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

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(Company Warranty Deed – Page 3 of 3)

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the Lake County Recorder!**

**STOP**

