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2019 APR 22 AM 9:10

MICHAEL B. BROWN  
RECORDER

# WARRANTY DEED

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THIS INDENTURE WITNESSETH, that American Dream Builders of NWI, ("Grantor(s)") CONVEYS AND WARRANTS TO Holly Hutnick, ("Grantee(s)"), for the sum of Ten Dollars and zero cents (\$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:

THE SOUTH 50 FEET OF LOT 11, BLOCK THREE (3), ORCHARD PARK ADDITION TO HOBART, AS SHOWN IN PLAT BOOK 15, PAGE 4, IN LAKE COUNTY, INDIANA.

Property Address: 283 N Wabash Street, Hobart, IN 46342  
Parcel ID: 45-08-25-429-014.000-018

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

The undersigned persons executing this deed represent and certify on behalf of the Grantor that each of the undersigned is a duly elected member or manager of the Grantor and has been fully empowered by proper consent or the Operating Agreement of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in existence in the state of its origin and, where required, in the state where the subject real estate is situated; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantors have executed this Deed this 18th day of April, 2019.

American Dream Builders of NWI

By:   
Ilija Pecoski, Member

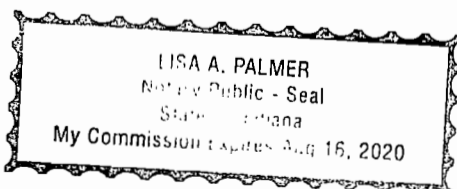


COUNTY OF Posner, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of April, 2019 personally appeared Ilija Pecoski, Member of American Dream Builders of NWI, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 8-16-2020 Signed: Lisa A Palmer  
Resident of: IN County of: Posner Printed: Lisa A Palmer

(SEAL)



LIBERTY TITLE & ESCROW COMPANY  
T8V19005568

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 22 2019  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25-  
23126 ul. 98933  
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Redaction Statement: 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. Lisa Palmer

Prepared by: Liberty Title & Escrow Company, LLC, Janice Lorraine Shei, Attorney, (25092-46), 505 Silhavy Road, Suite 600, Valparaiso, IN 46383

Grantee's & Mail tax bills to:

48 Tower Rd, Valparaiso, IN  
46385

Liberty Title & Escrow File: T8V19005568

