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# CORPORATE WARRANTY DEED

**THIS INDENTURE WITNESSETH THAT:** Peninsula Duplex Development Company, Inc., a corporation duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

**CONVEY AND WARRANT TO:** Preserve, S.J., LLC, a limited liability company of Lake county in the State of Indiana for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

The West 200.0 feet of Lot CA2 by parallel lines, in Peninsula - an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 102, page 48, and amended by Plat of Correction recorded in Plat Book 103, page 7, and further amended by Plat of Correction recorded in Plat Book 103, page 74, and further amended by Plat of Correction recorded in Plat Book 103, page 86, in the Office of the Recorder of Lake County, Indiana.

**Property Address:** Hedwig Drive, St. John, IN 46373  
**Parcel No.:** (a part of) 45-15-05-205-004.000-015

**Subject to:**

1. Taxes for 2019 payable in 2020 and subsequent years.
2. Covenants, conditions and restrictions contained in a Declaration recorded 05-08-09 as Document No. 2009-030689 and any amendments thereto.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.

The undersigned persons executing this deed on behalf of the Grantor represent and certify that they are duly elected officer(s) of Grantor and have been fully empowered by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing and has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

Grantor being duly sworn states that this is a subchapter "S" corporation and there is no Indiana Gross Income Tax due or owing on the conveyance.

Dated this 16<sup>TH</sup> day of MAY, 2019

**IN WITNESS WHEREOF**, the said Peninsula Duplex Development Company, Inc., an Indiana corporation has caused this deed to be executed by Frank E. Schilling, its President, and attested by Shirley M. Schilling, its Secretary, and its corporate seal to be hereunto affixed.

**Peninsula Duplex Development Company, Inc.**, an Indiana Corporation

BY: Frank E. Schilling ATTEST: Shirley M. Schilling  
 Frank E. Schilling, President Shirley M. Schilling, Secretary

STATE OF INDIANA )  
 )  
COUNTY OF LAKE )

SS:

051380

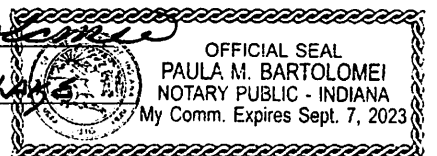
MAY 20 2019

Before me, the undersigned, a Notary Public in and for said County, State, personally appeared the within named Frank E. Schilling, President Shirley M. Schilling, Secretary of said corporation and acknowledged the execution of the foregoing Deed for and on behalf of said corporation and by its authority.

WITNESS my hand and Notarial seal this 16<sup>TH</sup> day of MAY, 2019.

My Commission Expires: 9-7-23

County of Residence: Lake



This document prepared by: Frank Schilling

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless NO SALES DISCLOSURE NEEDED

By: Frank E. Schilling

Approved Assessor's Office

By: PP  
25-1407  
RT

Return and Tax Bills to: Preserve, S.J., LLC, 8900 Wicker Avenue, St. John, IN 46373



2019 MAY 20 PM 12:43  
 STATE OF INDIANA  
 LAKE COUNTY  
 NEED FOR RECORD

GIS - External Website

Assessor Website

Assessor Record Card PDF

The Watermarked Document

THIS INDENTURE WITNESSETH THAT: Peninsula Duplex Development Company, Inc., a corporation duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: This Document is the property of the Lake County Recorder! Peninsula Point Homeowners Association, Inc. of Lake county in the State of Indiana for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot CA2, except the West 200.0 feet thereof by parallel lines, in Peninsula - an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 102, page 48, and amended by Plat of Correction recorded in Plat Book 103, page 7, and further amended by Plat of Correction recorded in Plat Book 103, page 74, and further amended by Plat of Correction recorded in Plat Book 103, page 86, in the Office of the Recorder of Lake County, Indiana.

Property Address: Hedwig Drive, St. John, IN 46373  
Parcel No.: (a part of) 45-15-05-205-004.600-015



2018071315





Browser: https://portico.mygisonline.com/itml5/?viewer=lakensurveyor

Map Tools: Full Extent, Previous Extent, Next Extent, Layers, Export, Print, Share, Map Query, Point Select, Line Measure, Point Markup, Street View, Client Info, Help

Parcel: 45-15-05-205-004.000-...

Peninsula Duplex Developer

Parcel: 45-15-05-205-004.000-015

Owner: Peninsula Duplex Development Company Inc  
Mailing Address: PO Box 677 St. John IN 46373  
Site Address: HEDWIG DR ST. JOHN IN 46373

Details

Parcel Number: 45-15-05-205-004.000-015

Owner: Peninsula Duplex Development Company Inc

Mailing Address: PO Box 677 St. John IN 46373

Site Address: HEDWIG DR ST. JOHN IN 46373

Tax Code: 015

Tax Description: St. John-Han Twp

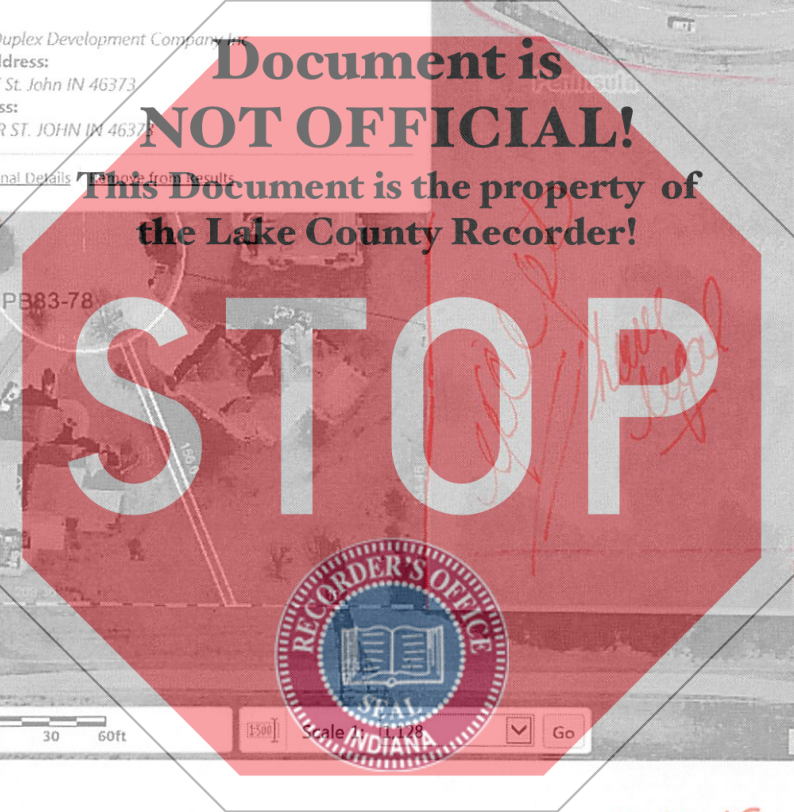
Legal Description: Peninsula W.200ft of CA2

Net Acreage: 0

Sec Twp Rng: 5 34 9

Property Class

Basemaps | Scale 1:11,128 | County of Lake, Indiana, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

11-7-18 HOA