

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 039536

2019 JUL -1 AM 10:17

MICHAEL B. BROWN
LIMITED LIABILITY COMPANY
WARRANTY DEED

TAX: I.D. NO. 45-11-07-230-002.000-034

THIS INDENTURE WITNESSETH that GFOUR PROPERTIES, LLC, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to JOSEPH S. PETE AND MEREDITH ELAINE COLIAS, HUSBAND AND WIFE, (GRANTEES), of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of INDIANA, to-wit:

LOT 55 IN EAST SUBURBAN ADDITION TO THE TOWN OF DYER, AS PER PLAT BOOK 31, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1422 SUNNYBROOK AVENUE, DYER, INDIANA 46311

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2018 TAXES PAYABLE 2019, 2019 TAXES PAYABLE 2020, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 26 day of June, 2019.

GFOUR PROPERTIES, LLC

By: Faythe A Groot (member)
FAYTHE A. GROOT, Member

STATE OF IN COUNTY OF LAKE SS:

Before me, a Notary Public in and for said County and State, personally appeared FAYTHE A. GROOT, MEMBER of GFOUR PROPERTIES, LLC, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 26 day of June, 2019.

Commission Number: 681586

My commission expires: 3/9/24

Resident of LAKE County

Commission Number: 681586



Signature: Patricia Ludington
Printed: PATRICIA A. LUDINGTON

Patricia Ludington
Resident Of
Lake County
My Commission Expires:
3/9/2024

This instrument prepared by

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. BOX 980, Cedar Lake, IN. 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1422 SUNNYBROOK AVENUE, DYER, INDIANA 46311
SEND TAX BILLS TO: GRANTEES

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

Signature: Patricia Ludington

Patricia Ludington
Typed Name

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 01 2019

COMMUNITY TITLE COMPANY
JOHN E. PETALAS FILE NO. 4916507
LAKE COUNTY AUDITOR

25912

\$25.00
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