

2019-076021

2019 Nov 5

10:07 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

WARRANTY DEED
(Corporate)

3 This indenture witnesseth that **MHI GREYSTONE, LLC**, an Indiana limited liability company, conveys and warrants to John Kuhar and Maria Kuhar, husband and wife, of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as 14502 Coral St., Dyer, IN 46311

Parcel ID No. 45-14-01-276-010.000-015

Subject To: All unpaid real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment, if any, for 2018 payable in 2019, and for all real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment for all subsequent years.

Subject To: All easements, claims of easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Assessments, public or private, if any, which appear of record.

Subject To: Reservations, leases or exceptions for minerals or mineral rights, if any, which appear of record.

Subject To: Building setback requirements as shown on the plat of the subdivision.

Subject To: Easement for public utilities and/or drainage as shown on plat.

GRANTEES' ADDRESS: 14502 Coral St
Dyer, IN 46311

MAIL TAX BILLS TO: John Kuhar and Maria Kuhar
14502 Coral St
Dyer, IN 46311

RETURN TO: 14502 Coral St., Dyer, IN 46311

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 05 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR
043793

FIDELITY NATIONAL
FIDELITY - HIGHLAND
TITLE COMPANY

FNW1903846

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1820704307

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Grantor hereby certifies under oath that no gross income tax is due by virtue of this Deed. The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned, is the Manager of the Grantor and has been fully empowered by proper resolution, or by the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana, and 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.

Dated this 1 day of November, 2019.

Document is NOT OFFICIAL!
MHI GREYSTONE, LLC
BY: MCFARLAND MANAGEMENT, LLC, MANAGER
By: Stacy S Sellas
STACY S SELLAS, Vice President
This Document is the property of the Lake County Recorder!

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of November, 2019, personally appeared **MHI Greystone, LLC by McFarland Management, LLC, Manager by Stacy S Sellas, Vice President**, who acknowledged execution of the foregoing Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My Commission Expires:

County of Residence:

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.

NOTARY PUBLIC
SEAL
STATE OF INDIANA
DAWN STANLEY
Commission Number 714648
My Commission Expires 07/29/26
County of Residence Lake County

[Signature], Notary Public

Printed Name: Dawn Stanley

This instrument prepared by: Stacy S Sellas
MHI Greystone, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885

LEGAL DESCRIPTION

Order No.: FNW1903846

For APN/Parcel ID(s): 45-14-01-276-010.000-015

For Tax Map ID(s): 45-14-01-276-010.000-015

Part of Lot 154, Greystone of St. John - Unit 2 Block 1, as per plat thereof, recorded in Plat book 111, page 40, in the Office of the Recorder of Lake County, Indiana, EXCEPT the following described parcel: Beginning at the Northwest corner of said Lot 154; thence South 87°47'33" East, along the North line of said Lot 154, 60.01 feet; thence South 04°27'35" West, 141.19 feet to the South line of said Lot 154 being a non-tangent curve to the left; thence Westerly along said curve, having a radius of 1375.00 feet, a chord bearing North 86°39'27" West, 54.47 feet, an arc length of 54.48 feet to the West line of said Lot 154; thence North 02°12'27" East, along said West line, 140.00 feet to the point of beginning.

