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2019-082971

2019 Dec 3

10:02 AM

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

Prepared by: *CTNY1904966*
L

After recording mail to, and
send Tax Statements to:

Providence Homes at Regency, Inc.
700 Springer Drive
Lombard, IL 60148

Owen Kawalec and Sabrina Dodson
17127 Mayflower Drive
Lowell, IN 46356

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Tax Key Numbers:

45-19-15-454-001.000.038

054027

DEC 03 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

THE GRANTOR, Providence Homes at Regency, Inc., an Indiana corporation, ("Grantor") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to Owen Kawalec and Sabrina Dodson ("Grantees") the following described real estate situated in the County of Lake in the State of Indiana, to wit:

AS JOINT TENANTS

SEE LEGAL DESCRIPTION ATTACHED EXHIBIT A

Grantee Addresses are commonly known as: Lot 171, 17127 Mayflower Drive, Lowell, IN 46356

Tax Key Numbers:

45-19-15-454-001.000.038

Subject to (a) Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record on November 1, 2018 in Plat Book 111 Page 92 of the Lake County Records; a) Reservations, restrictions, covenants, limitations, easements, and/or conditions as established and filed for record October 06, 2017 as Instrument No. 2018 075937 of the Lake County Records; (b) Taxes for 2018 due and payable in 2019 and 2019 taxes due and payable in 2020.

Grantor hereby certifies under oath that no gross tax is due by virtue of this deed.

Grantor hereby expressly waives and releases any and all rights or benefit under and by virtue of any and all statutes of the State of Indiana providing for the exemption of homestead from sale on execution or otherwise.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, the undersigned is the 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 Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; and that the Grantor has full corporate action for the making of this conveyance.

ct 182080136642500

am

CHICAGO TITLE INSURANCE COMPANY

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 28 day of OCT, 2019.

Providence Homes at Regency, Inc.

By [Signature]
Peter Manhard, Authorized Representative

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

The undersigned, being a Notary Public in and for the State and County aforementioned, does hereby certify that Peter Manhard, an authorized representative of Providence Homes at Regency, Inc., an Indiana corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this this 28 day of OCT, 2019.

NOTARY PUBLIC

Commission Expires: 3/15/21

I affirm, under the penalties for perjury, I have taken reasonable care to redact each Social Security number in this document, unless required by law.



[Signature]
Peter Manhard, Authorized Representative

This instrument prepared by:

Michael P. Langlo
Providence Homes at Regency, Inc.
700 Springer Drive
Lombard, Illinois 60148
(630) 925-1029

EXHIBIT A

LEGAL DESCRIPTION

LOT 171 IN HERITAGE FALLS SUBDIVISION PHASE 3, UNIT 1B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 92, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ADDRESS:

17127 Mayflower Drive, Lowell, IN 46356

45-19-15-454-001.000.038

