

2020-010906

2020 Feb 13

9:03 AM

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

**CORPORATE  
WARRANTY DEED**

File No.: CTNW2000228  
CT Schererville LLC *L*

**THIS INDENTURE WITNESSETH**, that Illiana Construction Co., an Illinois Corp (Grantor) CONVEY(S) AND WARRANT(S) to Edward J. Strbjak, Jr. and Kim E. Strbjak, ~~husband and wife~~ (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit: *\* joint tenants*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF *K*

**Property:** 10745 Peachtree Lane, Saint John, IN 46373

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor(s), to execute and deliver this deed; that Grantor(s) 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.

IN WITNESS WHEREOF, Grantor has executed this deed this 11th day of February, 2020.

Illiana Construction Co., an Illinois Corp

BY: *[Signature]*  
Steve Sadowsky, President

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Steve Sadowsky, as President of Illiana Construction Co., an Illinois Corp, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of February, 2020

Signature: \_\_\_\_\_  
Printed: Karen Craig  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: November 4, 2022



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 10745 Peachtree Lane  
Saint John, IN 46373

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: Dena Phillips Farling.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 13 2020

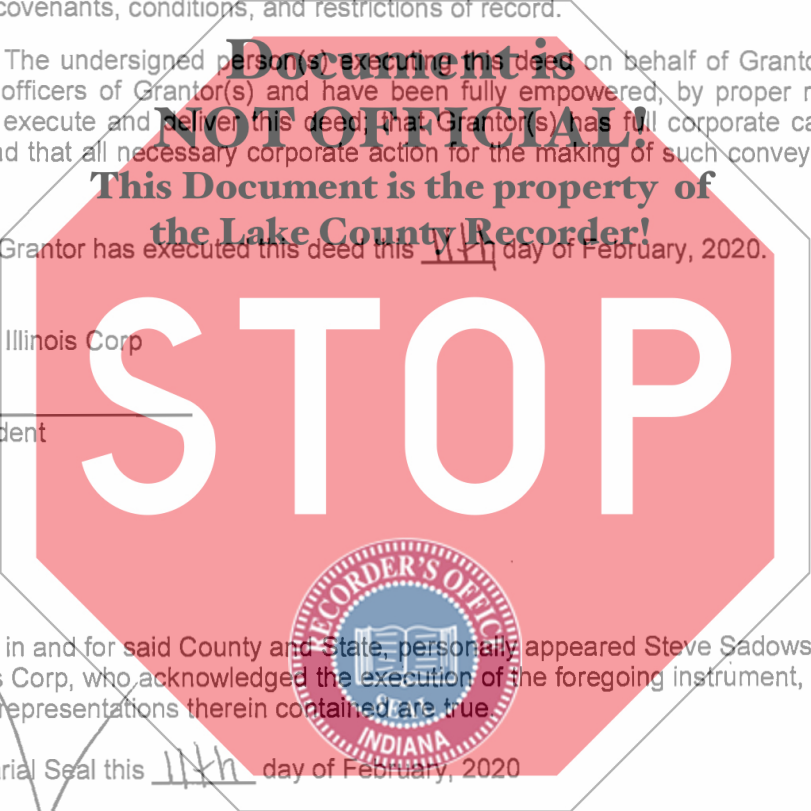
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

000674

*CEA* 1820801548 *82500*

*[Handwritten mark]*

CHICAGO TITLE INSURANCE COMPANY



Document is NOT OFFICIAL!  
This Document is the property of the Lake County Recorder!

## EXHIBIT A

Order No.: CTNW2000228

For APN/Parcel ID(s): 45-15-03-478-024.000-015

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PARCEL 1137

THAT PART OF LOT EE IN THE GATES OF ST. JOHN - UNIT 4H, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 111 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 27 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT, 2.43 FEET; THENCE NORTH 39 DEGREES 24 MINUTES 38 SECONDS WEST, 241.54 FEET TO THE WEST LINE OF SAID LOT; THENCE EASTERLY ALONG SAID WEST LINE, BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING NORTH 37 DEGREES 57 MINUTES 06 SECONDS EAST, 28.67 FEET; THENCE SOUTH 64 DEGREES 41 MINUTES 10 SECONDS EAST, 152.94 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST, 143.67 FEET TO THE POINT OF BEGINNING.

