2020 May 5

10:16 AM

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

WARRANTY DEED

HIS INDENTURE WITNESSETH, that Preferred Homes LLC, an Indiana limited liability company,

Conveys and Warrants to NICKOLAS FOTIADES, 🗶

for and in consideration 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 11, IN DYER ESTATES FIRST ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 2660 Forest Park Drive, Dyer IN 46311 PIN 45-10-13-301-018.000-034

Subject to covenants, easements and restrictions of record. Subject to all real estate taxes and assessments for the year 2019 and payable in 2020 and all subsequent real estate taxes and assessments which become due and payable.

The undersigned person(s) executing this Warranty Deed on behalf of Grantor limited liability company represent(s) and warrant(s) that he is the sole member and authorized representative of Grantor limited liability company and has been fully empowered by proper resolution or the operating agreement to execute and deliver this Warranty Deed, that Grantor limited liability company is validly existing and is in good standing and has full entity capacity to convey the Real Estate described herein, and that all necessary action for the making of this conveyance has been taken and malacceptance for transfer

20 BURL47987

MAY 04 2020

JOHN E. PETALAS LAKE COUNTY AUDITOR

IN WITNESS WHEREOF, the above-named grantor, Preferred Homes LLC, has caused this Warranty Deed to be executed by its member this Oll day of April, 2020.

Preferred Homes LLC

STATE OF INDIANA

)SS:

COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alfred Perez, the sole member of Grantor limited liability company, and acknowledged the execution of the foregoing instrument for and on behalf of Grantor limited liability company and by its authority.

ITNESS my hand and Notarial seal this all day of

Lisa M. Matson, Notary Public

My Commission Expires: 02/01/2024

My County of Residence: Lake

2020.

My Commission No.: 678758

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist

This instrument prepared by:

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304. Grantee address, and Send tax bills to:

Nickolas Fotiades, 2660 Forest Park Drive, Dyer IN 46311

PLEASE RETURN TO: BARRISTER TITLE 15000 S CICERO AVE #300 OAK FOREST, IL 60452



