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2020-044449

2020 Jul 15

9:08 AM

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

LIMITED LIABILITY COMPANY  
WARRANTY DEED

File No.: CTNW2002965-KSC  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that BLB St. John, LLC, an Indiana limited liability company (Grantor) CONVEY(S) AND WARRANT(S) to Illiana Construction Co., an Illinois corporation (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:

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

**Property:** 10743 Peachtree Ln, 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 a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 25th day of June, 2020 of  
the Lake County Recorder!

BLB St. John, LLC, an Indiana limited liability company

By: Lotton Development, Inc., Manager

By: John Lotton, President

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared John Lotton, as President of Lotton Development, Inc., Manager of BLB St. John, LLC, an Indiana limited liability company, 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 25th day of June, 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:** P.O. Box 120  
Lansing, IL 60438

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.

1820801797  
AM

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 14 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

002418

CHICAGO TITLE INSURANCE COMPANY

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-15-03-478-023.000-015**

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LOT EE-PARCEL 1136

THAT PART OF LOT EE IN THE GATES- UNIT 4H, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT EE, THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, 143.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 64 DEGREES 41 MINUTES 10 SECONDS WEST, 152.94 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID WEST LINE, BEING A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING NORTH 12 DEGREES 41 MINUTES 08 SECONDS EAST, 28.65 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, 132.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 93.16 FEET TO THE POINT OF BEGINNING; CONTAINING 0.1891 ACRES, MORE OR LESS; ALL IN LAKE COUNTY, INDIANA.

