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2020-044472

2020 Jul 15

9:08 AM

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

**CORPORATE
WARRANTY DEED**

File No.: BT2320020-00296-JRA
CT NW Production LLC

THIS INDENTURE WITNESSETH, that GA Creative, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Wade Cooper and Eva Verta _____
(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:

For APN/Parcel ID(s): 45-11-18-402-003.000-034

LOT 75 IN RESUBDIVISION OF CASTLEWOOD UNIT 1, AN ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51 PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED DECEMBER 4, 1979, AS DOCUMENT NO. 562652.

Property: 2547 Castlewood Dr., Dyer, IN 46311

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 10 day of July, 2020.

GA Creative, LLC

BY: Georgiana Alavanja
Georgiana Alavanja, Sole Member

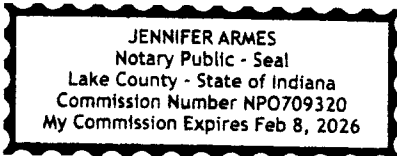
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Georgiana Alavanja, as Sole Member of GA Creative, LLC, 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 10 day of July, 2020

Signature: Jennif
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



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

Grantee's Address and Tax Billing Address: 2547 Castlewood Dr., Dyer, IN 46311

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
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 14 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

002432

CH

1820801797

#2500

an

CHICAGO TITLE INSURANCE COMPANY



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Warranty Deed

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Jared
Witness Signature

Witness Name (Jared Gutierrez)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on July 10, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Georgiana Alavanja to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Georgiana Alavanja execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 10 day of July, 2020

Signature: JAMES

Printed: Jennifer Armes

Resident of: Lake County

State of: INDIANA

My Commission expires: February 8, 2026

