

2020-048835

2020 Jul 30

8:49 AM

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

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI GREYSTONE, LLC**, an Indiana limited liability company, conveys and warrants to Francis Ignowski and Janice Ignowski, husband and wife, of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as 10530 White Sand Lane, Dyer, IN 46311

Parcel ID No. 45-15-06-301-004.000-015

Subject To: All unpaid real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment, if any, for 2019 payable in 2020, and for all real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment for all subsequent years.

Subject To: All easements, claims of easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Assessments, public or private, if any, which appear of record.

Subject To: Reservations, leases or exceptions for minerals or mineral rights, if any, which appear of record.

Subject To: Building setback requirements as shown on the plat of the subdivision.

Subject To: Easement for public utilities and/or drainage as shown on plat.

GRANTEES' ADDRESS:

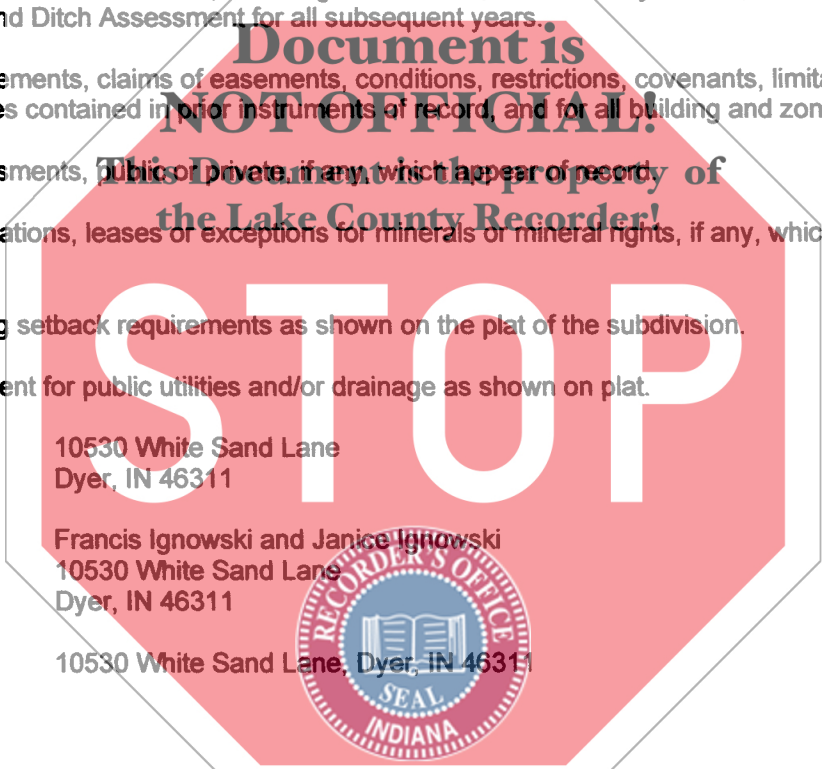
10530 White Sand Lane
Dyer, IN 46311

MAIL TAX BILLS TO:

Francis Ignowski and Janice Ignowski
10530 White Sand Lane
Dyer, IN 46311

RETURN TO:

10530 White Sand Lane, Dyer, IN 46311



FIDELITY - HIGHLAND

DAILY ENTERED FOR TAXATION SUBJECT
TO FILING AND CERTIFICATE FOR TRANSFER

FNW2002632

JUL 29 2020

024503

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-

OK#1820704606

B

**FIDELITY NATIONAL
TITLE COMPANY**

FNW2002632



Grantor hereby certifies under oath that no gross income tax is due by virtue of this Deed. The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned, is the Manager of the Grantor and has been fully empowered by proper resolution, or by the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana, and that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

Dated this 22 day of July, 2020.

MHI GREYSTONE, LLC
BY: McFARLAND MANAGEMENT, LLC, MANAGER

By: [Signature]
STACY S SELLAS, Vice President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of July, 2020 personally appeared **MHI Greystone, LLC by McFarland Management, LLC, Manager by Stacy S Sellas, Vice President**, who acknowledged execution of the foregoing Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22 day and year last above written.

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



DAWN STANLEY
Commission Number 714648
My Commission Expires 07/29/26
County of Residence Lake County

My Commission Expires: 7-29-26

County of Residence: Lake

Notary Public

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.

Printed Name: Dawn Stanley

This instrument prepared by: **Stacy S Sellas**
MHI Greystone, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885



LEGAL DESCRIPTION

Order No.: FNW2002632

For APN/Parcel ID(s): 45-15-06-301-004.000-015

For Tax Map ID(s): 45-15-06-301-004.000-015

Lot 6 in Greystone of St. John - Unit 1, Block 4, as per plat thereof, recorded in Plat book 112, page 40,
in the Office of the Recorder of Lake County, Indiana.



CERTIFICATE OF PROOF

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

Debbie Noworyta
Witness Signature

Debbie Noworyta

PROOF:
STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on July 21, 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 Stacy Sellar to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Stacy Sellar execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY PUBLIC

Document is NOT OFFICIAL!
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Notary Name Dawn Stanley
Notary Public - State of Indiana
My Commission Expires: 7/29/2026
Commission No: 714648

DAWN STANLEY
Commission Number 714648
My Commission Expires 07/29/26
County of Residence Lake County

