

2020-048913

2020 Jul 30 9:09 AM

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

**CORPORATE
WARRANTY DEED**

File No.: CTNW2002884-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Pyramid Development Inc. (Grantor) CONVEY(S) AND WARRANT(S) to Richard Gard (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): 45-15-28-206-007.000-014

LOT 17, EXCEPT THE WEST 48.87 FEET THEREOF, IN SUMMER WINDS UNIT 1, AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 111, PAGE 73, AND CERTIFICATE OF AMENDMENT RECORDED JANUARY 15, 2020 IN INSTRUMENT NO. 2020-003286, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 10177 West 133Rd Avenue, Cedar Lake, IN 46303

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 21 day of July, 2020.

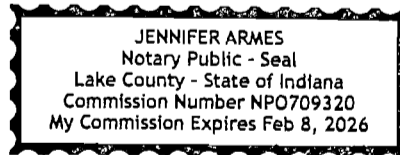
Pyramid Development Inc
BY: [Signature]
Gregory Kaplan, President

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Gregory Kaplan, as President of Pyramid Development Inc., 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 21 day of July, 2020

Signature: [Signature]
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: 10177 West 133Rd Avenue, Cedar Lake, IN 46303

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.

Cell 1820801813 #2500
db

002587

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 29 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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:

[Handwritten Signature]
Witness Signature

Witness Name (Sarel Gutierrez)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on Sarel Gutierrez, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Gregory Kaplan, as President of Pyramid Development Inc., to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Gregory Kaplan, as President of Pyramid Development Inc., 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 27 day of July, 2020

Signature: [Handwritten Signature]

Printed: Jennifer Armes
Resident of: Lake County

State of: INDIANA

My Commission expires: February 8, 2026

