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2020-068197

2020 Sep 25 9:42 AM

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

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

File No.: CTNW2004586-KSC
CT Schererville LLC

THIS INDENTURE WITNESSETH, that VP Properties LLC (Grantor) CONVEY(S) AND WARRANT(S) to Joshua H. Gorham and Erin H. Gorham, husband and wife (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: 10196 Azalea Dr., 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 18th day of September, 2020.

CHICAGO TITLE INSURANCE COMPANY

VP Properties, LLC
BY: [Signature]
D. Robert Phillippe, Sole Member

State of Indiana
County of Lake

Before me, a Notary Public in and for said County and State, personally appeared D. Robert Phillippe, as Sole Member of VP Properties 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 18th day of September, 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: 10196 Azalea Dr.
Saint John, IN 46373

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.

1820801873
#2500
[Signature]

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 24 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

003692

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:



Witness Signature

Witness Name (Jounna Anaya)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 09/18/2020 , personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows D. Robert Phillippe, as Sole Member of VP Properties LLC, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said D. Robert Phillippe, as Sole Member of VP Properties LLC, 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 18th day of September, 2020

Signature: _____

Printed: Karen Craig
Resident of: Lake County
State of: INDIANA

My Commission expires: November 4, 2022



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-15-02-102-009.000-059

TRACT 1364: PART OF LOT "K" IN THE GATES OF ST. JOHN, UNIT 2, BEING A SUBDIVISION OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 100, PAGE 96, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT "K"; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST, 120.00 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 50.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, 120.00 FEET TO SAID WEST LINE; THENCE NORTH 00 DEGREES 00 MINUTES 25 SECONDS WEST, ALONG SAID WEST LINE, 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.138 ACRES, MORE OR LESS.