

2020-073021

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

2020 Oct 14

8:38 AM

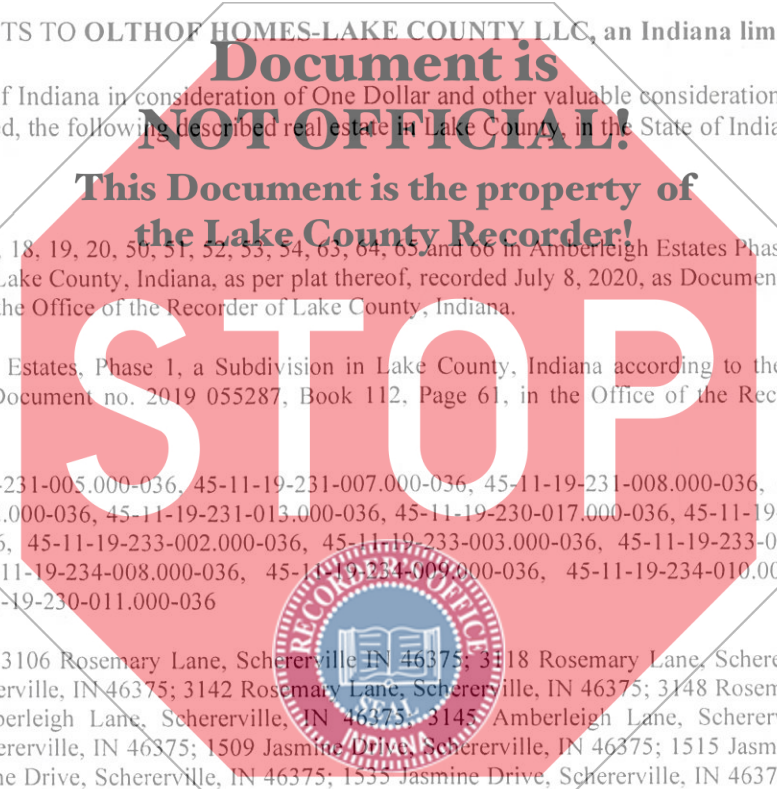
Mail tax bills to: Olthof Homes-Lake County LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

**WARRANTY DEED**

THIS INDENTURE WITNESSETH that **CLII, LTD., an Indiana corporation** (the "Grantor") of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO **OLTHOF HOMES-LAKE COUNTY LLC, an Indiana limited liability company**

of Lake County in the State of Indiana in consideration of One Dollar 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:



Lots 10, 12, 13, 16, 17, 18, 19, 20, 50, 51, 52, 53, 54, 63, 64, 65 and 66 in Amberleigh Estates Phase 2, an Addition to the Town of Schererville, Lake County, Indiana, as per plat thereof, recorded July 8, 2020, as Document no. 2020 042853, Plat Book 113, Page 37, in the Office of the Recorder of Lake County, Indiana.

Lot 25 in Amberleigh Estates, Phase 1, a Subdivision in Lake County, Indiana according to the plat thereof recorded August 16, 2019, as Document no. 2019 055287, Book 112, Page 61, in the Office of the Recorder of Lake County, Indiana.

Parcel Nos.: 45-11-19-231-005.000-036, 45-11-19-231-007.000-036, 45-11-19-231-008.000-036, 45-11-19-231-011.000-036, 45-11-19-231-012.000-036, 45-11-19-231-013.000-036, 45-11-19-230-017.000-036, 45-11-19-230-016.000-036, 45-11-19-233-001.000-036, 45-11-19-233-002.000-036, 45-11-19-233-003.000-036, 45-11-19-233-004.000-036, 45-11-19-233-005.000-036, 45-11-19-234-008.000-036, 45-11-19-234-009.000-036, 45-11-19-234-010.000-036; 45-11-19-234-011.000-036 and 45-11-19-230-011.000-036

Commonly known as: 3106 Rosemary Lane, Schererville IN 46375; 3118 Rosemary Lane, Schererville, IN 46375; 3124 Rosemary Lane, Schererville, IN 46375; 3142 Rosemary Lane, Schererville, IN 46375; 3148 Rosemary Lane, Schererville, IN 46375; 3151 Amberleigh Lane, Schererville, IN 46375; 3145 Amberleigh Lane, Schererville, IN 46375; 3139 Amberleigh Lane, Schererville, IN 46375; 1509 Jasmine Drive, Schererville, IN 46375; 1515 Jasmine Drive, Schererville, IN 46375; 1525 Jasmine Drive, Schererville, IN 46375; 1535 Jasmine Drive, Schererville, IN 46375; 1541 Jasmine Drive, Schererville, IN 46375; 3123 Rosemary Lane, Schererville, IN 46375; 3129 Rosemary Lane, Schererville, IN 46375; 3135 Rosemary Lane, Schererville, IN 46375; 3141 Rosemary Lane, Schererville, IN 46375 and 3105 Amberleigh Lane, Schererville, IN 46375

Subject to those matters set forth on Exhibit A.

Dated this 25 day of September 2020.

CLII, LTD.

By:

Name:

*Chris C. Kovich*  
CHRIS C. KOVICH  
PRESIDENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

\$25.00

JJD

CK#1820704770

027031

FIDELITY NATIONAL  
TITLE COMPANY

FJW20051975

**EXHIBIT A**

**PERMITTED EXCEPTIONS**

1. Property taxes for the year 2020 due in 2021 are a lien not yet due and payable.

2. Easement for pipe line in favor of Illana Company dated April 18, 1939 and recorded July 21, 1939 in Miscellaneous Record 310 page 296.

Said easement assigned to Phillips Petroleum Company by assignment dated November 30, 1939 and recorded August 21, 1940 in Miscellaneous Record 324 page 566.

Amendment of Right-of-way Agreement recorded November 22, 2006 as Document No. 2006 103522.

(Affects Lots 18, 19, 20, 50, 51, 52, 53 and 54)

3. Easement for pipe lines in favor of Shell Oil Company dated April 10, 1952 and recorded April 14, 1952 in Miscellaneous Record 565 page 403.

Assignment to Wood River Pipe Lines LLC recorded April 15, 2005 as Document No. 2005 29704.

Partial Release by Wood River Pipe Lines LLC recorded October 23, 2006 as Document No. 2006 92522.

(Affects Lots 18, 19, 20, 50, 51, 52, 53 and 54)

4. Easement for pipe line in favor of Wabash Pipe Line Company dated July 29, 1958 and recorded August 11, 1958 in Miscellaneous Record 720 page 520 and re-recorded December 19, 1958 in Miscellaneous Record 735 page 349.

(Affects Lots 18, 19, 20, 50, 51, 52, 53 and 54)

5. Easement for pipe line in favor of Texas Eastern Transmission Corporation dated October 15, 1970 and recorded November 16, 1970 as Document No. 79720

(Affects Lots 18, 19, 20, 50, 51, 52, 53 and 54)

6. Covenants, conditions, restrictions, building lines and easements as shown on plat of subdivision Chesterfield Estates, an Addition to the Town of Schererville but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded April 13, 2007 as Document No. 2007 30723 in Book 16, page 83.

7. Covenants, conditions, building lines, easements and restrictions in Amberleigh Estates Phase 2, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on August 16, 2019, as Document No. Plat Book 113 page 37.

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of September, 2020, personally appeared: Chris Kovich as President of CLII, Ltd., an Indiana corporation, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.  
My commission expires: 3/17/2021 Signature Charlene A. Simko  
Resident of Lake County Printed Charlene Simko Notary Public

Executed and delivered in my presence:  
Renee-J Wells  
Witness: Renee-J Wells  
[Printed Name]

State of Indiana)  
) SS:  
County of Lake)

Before me, a Notary Public in and for said County and State, personally appeared Renee Wells, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Chris Kovich in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 25th day of September, 2020.  
My Commission Expires: 3/17/2021 Signature Charlene A. Simko  
County of Residence: Lake Printed Name Charlene Simko  
NOTARY PUBLIC



CHARLENE A. SIMKO  
Commission Number 642979  
My Commission Expires 03/17/21  
County of Residence Lake County

CHARLENE A. SIMKO  
Commission Number 642979  
My Commission Expires 03/17/21  
County of Residence Lake County

**AFFIRMATION**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. *Greg A. Bower*

This instrument prepared by and return after recording to:  
Greg A. Bower, Koransky, Bower & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311