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2020-073131

2020 Oct 14

9:13 AM

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

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2000644-KSC
CT Schererville LLC

THIS INDENTURE WITNESSETH, that BLB St John LLC (Grantor) CONVEY(S) AND WARRANT(S) to Phillippe Home Builders, Inc. (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: 10886 Walnut Drive, 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 25 day of September, 2020.



CHICAGO TITLE INSURANCE COMPANY

BLB St. John, LLC, an Indiana limited liability company

By: Lotton Development, Inc., Manager

By: John Lotton, President

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared John Lotton, as President of Lotton Development, Inc., Manager of BLB St. John, LLC, an Indiana limited liability company, 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 25th day of September 2020

Signature: [Handwritten 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: 3500 Union Ave
Steger, IL 60475

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.

\$ 25.00

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

1820801088

OCT 13 2020

026963

JOHN E. PETALAS
LAKE COUNTY AUDITOR

JB

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 (Joanna Anaya)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 9/25/2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows John Lotton, as President of Lotton Development, Inc., Manager of BLB St. John, LLC, an Indiana limited liability company, to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said John Lotton, as President of Lotton Development, Inc., Manager of BLB St. John, LLC, an Indiana limited liability company, 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 25th 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): 45-15-03-381-004.000-015

LOT J, EXCEPT THE NORTH 43.17 FEET THEREOF (MEASURED AT RIGHT ANGLES), IN THE GATES OF ST. JOHN, UNIT 1F, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY; CONTAINING 0.3232 ACRES, MORE OR LESS; ALL IN LAKE COUNTY, INDIANA.

