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2020-073132

2020 Oct 14 9:13 AM

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

CORPORATE  
WARRANTY DEED

File No.: CTNW2000644-KSC  
CT Schererville LLC

THIS INDENTURE WITNESSETH, that Phillippe Home Builders, Inc. (Grantor) CONVEY(S) AND WARRANT(S) to Rosemary Edwards and Gerald Edwards, 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: 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 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 5<sup>th</sup> day of October, 2020.

CHICAGO TITLE INSURANCE COMPANY

Phillippe Home Builders, Inc.

BY: [Signature]  
D. Robert Phillippe, President

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Phillippe Home Builders, Inc., as President of Phillippe Home Builders, 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 5<sup>th</sup> day of October, 2020

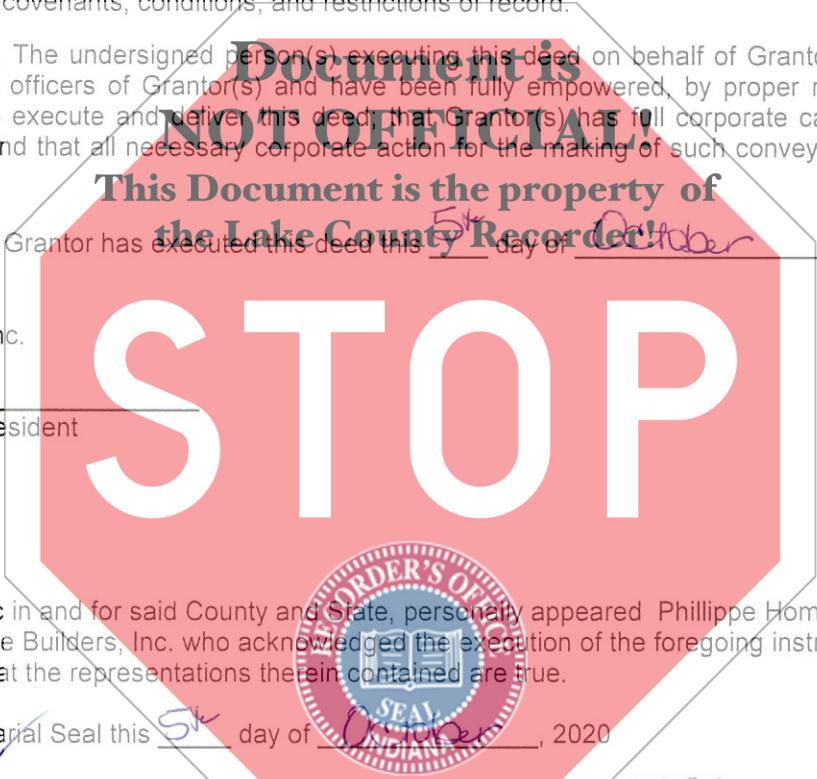
Signature: [Signature]  
Printed: Karen Craig  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: November 4, 2022



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 10886 Walnut Drive  
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.



CFA 1820801888  
\$25.00

[Handwritten initials]

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

026964

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 10/5/2020, 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, President of Phillippe Home Builders, Inc., to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said D. Robert Phillippe, President of Phillippe Home Builders, 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 5<sup>th</sup> day of October, 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**

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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.

