

2020-086382

2020 Nov 24 9:53 AM

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

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2006297-KSC
CT Lowell LLC

THIS INDENTURE WITNESSETH, that Spring Run Properties LLC (Grantor) CONVEY(S) AND WARRANT(S) to Von Emigh and Genevieve Emigh, 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:

For APN/Parcel ID(s): 45-20-19-353-012.000-008

LOT 12 IN SPRING RUN PHASE 1, A PLANNED UNIT DEVELOPMENT, IN THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGE 26, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 19, 2009 AS INSTRUMENT NO. 2009 077142, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 2349 Spring Run Ln, Lowell, IN 46356

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 10th day of November, 2020.

Spring Run Properties LLC

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

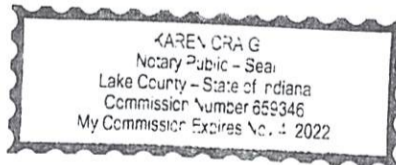
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared D. Robert Phillippe, as Sole Member of Spring Run 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 10th day of November, 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: 2349 Spring Run Ln
Lowell, IN 46356

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.

CE# 1820801939 #2500

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 20 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CHICAGO TITLE INSURANCE COMPANY

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

[Signature]
Witness Signature

Witness Name (Journa Anaya)

PROOF:
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, on 11/10/2020, 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 Spring Run 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 Spring Run 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 10th day of November, 2020

Signature: _____

Printed: Karen Craig

Resident of: Lake County

State of: INDIANA

My Commission expires: November 4, 2022

