

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 2024-062807, Pg 1

2024-062807

04/08/2021 09:19AM

Total Fees: 25.00

By: RM

Pg #: 1

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 07 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## CORPORATE WARRANTY DEED

File No.: CTNW2101138-KEA  
CT Lowell LLC

**THIS INDENTURE WITNESSETH**, that Patriot Partners Inc. (Grantor) CONVEY(S) AND WARRANT(S) to Jonathan C. Nourie and Roxanne Nourie, 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): 45-19-24-302-022.000-008**

LOT NUMBERED 1 IN THE FINAL PLAT OF EAST END SUBDIVISION, AN ADDITION TO LOWELL, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 111, PAGE 81 AS INSTRUMENT NO. 2018-066022, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 6205 W. 177th Ave., 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 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  7  day of April, 2021.

Patriot Partners Inc.

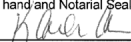
BY:   
Gregory Fox, President

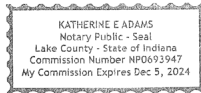
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Gregory Fox, as President of Patriot Partners 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  7  day of April, 2021

Signature:   
Printed: Katherine E. Adams  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: December 5, 2024



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

**Grantee's Address and Tax Billing Address:** 6205 W. 177th Ave., 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