

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY INDIANA, 2021-0628, p 1

2021 5028 13

04/08/2021 09:20AM

Total Fees: 25.00

By: RM

Pg #: 3

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

Property Number:
45-17-08-104-010-000-047

Tax Mailing Address:

11757 Southwest Hwy
Palos Heights IL 60463

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH that Inspired Business Group, Inc., Grantor, of Cook County, in the State of Illinois, Conveys and Warrants to

Inspired Development Group, Inc.,

Grantee, of Cook County, in the State of Illinois, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 37 in Deer Creek Estates, Phase I, a Planned Unit Development in the Town of Winfield, as per plat thereof, recorded in Plat Book 97, page 30, and Plat of Amendment recorded in Plat Book 98, page 91, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 11132 Deer Creek Drive
Winfield, IN 46307

SUBJECT TO special assessments and real estate taxes for the year 2020 payable in 2021 and thereafter; the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; easements; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; zoning, building and subdivision control ordinances and amendments thereto.

IN WITNESS WHEREOF, Inspired Business Group, Inc. has executed this Corporate Warranty

Deed on this 30th day of March, 2021.

Inspired Business Group, Inc.

By: [Signature]

Printed Name and Title: Andrew A. Niechjawa President

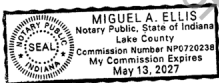
(Corporate Warranty Deed – Inspired Title Group File IN21-4961 - Page 1 of 2)

No Sales Disclosure Needed
Apr 07 2021
By: FGR
Office of the Lake County Assessor

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Andrew A. Wischhover as President of Inspired Business Group, Inc., and acknowledged the execution of the foregoing Corporate Warranty Deed for and on said Corporation's behalf, as its voluntary act for the purposes stated therein, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 30th day of March, 2021.



Notary's Signature: Miguel A. Ellis
Notary's Printed Name: Miguel A. ELLIS

Notary's County of Residence: Lake
Notary's Commission Expires: 5-13-2027

After recording return to and Mailing Address of Grantee: Inspired Development Group, Inc.
11757 Southwest Highway
Palos Heights, IL 60463

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing First American Title Insurance Company commitment, issued by Inspired Title Group, Inc., as file no. IN21-4961.



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule C

Commitment No.: IN21-4961

LEGAL DESCRIPTION

The Land referred to in this Commitment is described as follows:

LOT 37 IN DEER CREEK ESTATES, PHASE I, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 97, PAGE 30, AND PLAT OF AMENDMENT RECORDED IN PLAT BOOK 98, PAGE 91, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Pin: 45-17-08-104-010.000-047

Property Address: 11132 Deer Creek Ct, Crown Point, IN 46307

Property of Lake County Recorder