

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-032092

3:21 PM 2021 Apr 14

Property Number:  
45-08-27-410-013.000-004

Tax Mailing Address:  
4246 VERMONT ST 10409 N Lake CV  
GARY IN 46409-2052 JF John IA  
46373

## COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that REGION HOME BUYERS LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Philip C. Willis Jr.,

Grantee, of Lake County, in the State of Indiana, 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 4 in Block 8 in South Broadway Land Co's Little Farms Addition to Gary, as per plat thereof, recorded in Plat Book 14, page 5, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4246 Vermont Street  
Gary, IN 46409

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

**IN WITNESS WHEREOF**, REGION HOME BUYERS LLC has executed this Company Warranty Deed

on this 8<sup>th</sup> day of April, 2021.

REGION HOME BUYERS LLC

By:   
Justin Smits, Member

(Company Warranty Deed – GITC File No. IN011657 - Page 1 of 2)

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

APR 14 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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39005  
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State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Justin Smits, Member of REGION HOME BUYERS LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of April, 2021.



Notary's Signature: [Signature]

Notary's Printed Name: \_\_\_\_\_

Notary's County of Residence: Lake

Notary's Commission Expires: 11/15/2022

After recording return to and Mailing Address of Grantee:

Philip C. Willis Jr.  
4246 VERMONT ST 10409 Adler CV  
GARY IN 46409-2052 ST In 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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN011657.