

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-20608, I

2021 526638

09/08/2021 11:10AM

Total Fees: 25.00

By: KNK

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**Sep 08 2021 VH**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2104876-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that TMS Development, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Toni Shannel Dickerson (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): 45-07-12-255-018.000-004**

LOT 11, EXCEPT THE NORTH 22 FEET THEREOF, ALL OF LOTS 12 AND 13, AND THE NORTH 5 FEET OF LOT 14, BLOCK 15, IN JOE R. LANE'S FIRST ADDITION TO IVANHOE, IN PLAT BOOK 2, PAGE 71, GARY, LAKE COUNTY, INDIANA.

**Property:** 1346 Ralston St, Gary, IN 46406

**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 3 day of September, 2021.

TMS Development, LLC

BY:   
Matthew Schellens, Member

CHICAGO TITLE INSURANCE COMPANY

Property of Lake County Recorder

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State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Matthew Scheltens, as Member of TMS Development, 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 3 day of September, 2021

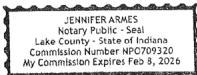
Signature: \_\_\_\_\_

Printed: Jennifer Armes

Resident of: Lake County

State of: INDIANA

My Commission expires: February 8, 2026



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

Grantee's Address and Tax Billing Address: 1346 Ralston St  
Gary, IN 46406

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.