

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 17 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-543480
12/20/2021 11:38 AM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number: 45-17-08-456-015.000-047

Mail Future Tax Bills To:

7587 East 116th Avenue
Winfield IN 46307

Grantees Mailing Address

7587 East 116th Avenue
Winfield IN 46307

LIMITED LIABILITY COMPANY WARRANTY DEED

This Indenture Witnesseth, **Diamond Peak Homes LLC**, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: Qudus A. Ibrahim, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 5 in Latitude - Phase 2, a Planned Unit Development in the Town of Winfield, as per plat thereof, recorded in Plat Book 113, page 89, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7587 East 116th Avenue, Winfield, Indiana 46307

Subject to:

1. Taxes for 2021 payable in 2022 and subsequent years.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
4. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

T. Scott Crook, as a Managing Member of Diamond Peak Homes LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Homes LLC and a duly executed Resolution to take all actions required to convey this real estate, including but not limited to executing the foregoing Limited Liability Company Warranty Deed, and that the LLC is valid and in good standing under the laws of the State of Indiana

21-44483

HOLD FOR MERIDIAN TITLE CORP

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IN WITNESS WHEREOF, the said Diamond Peak Homes LLC has caused this Deed to be signed, this 7th day of December, 2021.

Diamond Peak Homes LLC

By: [Signature]
T. Scott Crook, Managing Member

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 7th day of December, 2021, personally appeared T. Scott Crook, Managing Member of Diamond Peak Homes LLC, who acknowledged the execution of the foregoing instrument as his free and voluntary act.

Given under my hand and notarial seal.

My Commission Expires: 3/27/24
County of Residence: Lake

[Signature]
Christopher W. Yugo, Notary Public
Notary License No. NP0681709



I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Christopher W. Yugo, Esq.

After recording, return to: 7587 East 116th Avenue
Winfield IN 46307

This instrument prepared by
Christopher W. Yugo, Indiana Attorney Number 17624-45
1313 White Hawk Drive, Crown Point, Indiana 46307