

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 21 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-543902  
12/21/2021 03:12 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## CORPORATE WARRANTY DEED

File No.: CTNW2103505  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that Philippe Home Builders, Inc., an Illinois corporation (Grantor) CONVEY(S) AND WARRANT(S) to James E. Garvick (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): 45-15-03-381-009.000-015

LOT V, EXCEPT THE EAST 127.50 FEET THEREOF (MEASURED AT RIGHT ANGLES), IN THE GATES OF ST. JOHN UNIT 1G, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 112, PAGE 75, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, CONTAINING 0.2293 ACRES, MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

Property: 9187 Hickory Place, Saint John, IN 46373

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 16 day of December, 2021.

Philippe Home Builders, Inc., an Illinois corporation

By: [Signature]  
D. Robert Philippe, President

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared D. Robert Philippe, as President of Philippe Home Builders, Inc., an Illinois corporation, 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 16 day of December, 2021

Signature: [Signature]  
Printed: Emily Kurczynski  
Resident of: Lake County  
State of: IN  
My Commission expires: 3/26/2024



②

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

**Grantee's Address and Tax Billing Address:** 9187 Hickory Place  
Saint John, 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: Dena Phillips Farling.

Property of Lake County Recorder