

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 07 2022 LM  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-548685  
12/08/2022 09:55 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

TAX ID NUMBER(S)  
State ID Number Only 45-17-08-180-004.000-047

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## CORPORATE WARRANTY DEED

### THIS INDENTURE WITNESSETH THAT

O'Donnell Homes, Ltd., a corporation organized and existing under the laws of the State of

CONVEY(S) AND WARRANT(S) TO  
**Branko V. Shemen and Diana Shemen, Husband and Wife**, for consideration other than monetary the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

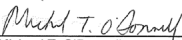
SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor 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, the Grantor has executed this deed this 7th day of December, 2022.



Michael T. O'Donnell  
President

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Michael T. O'Donnell, President who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 7th day of December, 2022.

12-30  
My Commission Expires

650421  
Commission No.

Porter IN  
Notary Public County and State of Residence

Annette Martinez  
Signature of Notary Public

Annette Martinez  
Printed Name of Notary



**This instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

**Property Address:**  
11196 Deer Creek Drive  
Winfield, IN 46307

**Grantee's Address and Mail Tax Statements To:**  
11196 Deer Creek Drive  
Winfield, IN 46307

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. Andrew R. Drake

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## EXHIBIT A

Lot 40 in Deer Creek Estates Phase II, a Planned Unit Development, in the Town of Winfield, as per plat thereof, recorded in Plat Book 104 page 7, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder