

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-548730  
12/08/2022 10:09 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Property Number:  
45-12-29-229-010.000-030

Tax Mailing Address:  
8620 GRANT ST  
MERRILLVILLE IN 46410-6197

## COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Region Home Buyers LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

**Matthew Kenneth Lambertino,**

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:

The North half of Lot 903, in Maricopa Pointe of Sedona, Unit Nine, as per plat thereof, recorded in Plat Book 81, page 34, in the Office of the Recorder of Lake County, Indiana, being more particularly described as Lot 903, except that part described as follows: Beginning at the Southeast corner of said Lot, thence North 89 degrees 58 minutes 19 seconds West, 130.11 feet along the South line of said Lot (basis of bearings for this description) to the Southwest corner of said Lot; thence North 00 degrees 01 minutes 41 seconds East, 54.79 feet along the West line of said Lot; thence South 89 degrees 58 minutes 19 seconds East, 132.54 feet through the centerline of an existing party wall to a point on the East line of said Lot, said point being the beginning of a non-tangent arc concave to the East, having a radius of 938.37 feet and a chord that bears South 02 degrees 344 minutes 30 seconds West, 54.84 feet; thence Southerly 54.85 feet along said curve to the point of beginning.

Commonly known as: 8620 Grant Street  
Merrillville, IN 46410

**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 2022 payable in 2023 and thereafter.

(Company Warranty Deed -- GITC File No. IN015806 -- Page 1 of 2)

**Greater Indiana Title Company**

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IN WITNESS WHEREOF, Region Home Buyers LLC has executed this Company Warranty Deed on this 2<sup>nd</sup> day of December, 2022.

Region Home Buyers LLC

By: \_\_\_\_\_

Justin Smits, Member

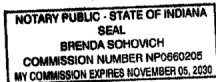
State of Indiana

County of Lake

County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Justin Smits, as 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 free and 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 2<sup>nd</sup> day of December, 2022.



Notary's Signature: \_\_\_\_\_

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

Brenda Schovick

Notary's County of Residence: \_\_\_\_\_

Boke

Notary's Commission Expires: \_\_\_\_\_

11/5/2030

After recording return to and Mailing Address of Grantee:

Matthew Kenneth Lambertino  
8620 GRANT ST  
MERRILLVILLE IN 46410-6197

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. IN015806.

(Company Warranty Deed -- GJTC File No. IN015806 -- Page 2 of 2)