

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-548755  
12/08/2022 10:18 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**Prepared by:**

Heritage Investors, LLC  
200 W/ 22<sup>nd</sup> Street, Suite 240  
Lombard, IL 60148

Tax Key Numbers 45-19-15-454-006.000-038

**After recording mail to, and  
send Tax Statements to:**

Patrick Ohern and Alexandra Ohern  
8666 Valley Forge Way  
Lowell, IN 46356

WARRANTY DEED

THE GRANTOR, Heritage Investors, LLC, Indiana corporation, ("Grantor") for and in consideration of TEN AND 00/100—  
—— DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to ~~Michael DeFrancesco~~ K.Z.  
and ~~Megan DeFrancesco~~ ("Grantees"), the following described real estate situated in the County of Lake in the State of  
Indiana, to wit: *PATRICK M. OHERN AND ALEXANDRA M. OHERN*

SEE LEGAL DESCRIPTION ATTACHED EXHIBIT A

Grantee Addresses are commonly known as: Lot 187, 8666 Valley Forge Way, Lowell, IN 46356

Tax Key Numbers: 45-19-15-454-006.000-038

*Subject to (a) Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record August 27, 2021 in book 114 of plats, page 71 as document number 2021-056946 in Lake County, Indiana; b) Reservations, restrictions, covenants, limitations, easements, and/or conditions as established and filed for record October 05, 2017 as Instrument No. 2017 067715 of the Lake County Records; (c) Taxes for 2021 due and payable in 2022 and 2022 taxes due and payable in 2023.*

Grantor hereby certifies under oath that no gross tax is due by virtue of this deed.

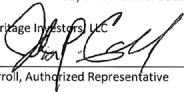
Grantor hereby expressly waives and releases any and all rights or benefit under and by virtue of any and all statutes of the State of Indiana providing for the exemption of homestead from sale on execution or otherwise.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, the undersigned is the Manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; and that the Grantor has full corporate action for the making of this conveyance.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 4<sup>th</sup> day of November 2022.

Heritage Investors, LLC

By   
John Carroll, Authorized Representative

STATE OF ILLINOIS     )  
COUNTY OF DUPAGE    )

The undersigned, being a Notary Public in and for the State and County aforementioned, does hereby certify that John Carroll, an authorized representative of Heritage Investors, LLC, an Indiana corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4<sup>th</sup> day of November 2022.

  
NOTARY PUBLIC

Commission Expires: December 02, 2024



**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. Kevin Zaerba**

This instrument prepared by:

Michael P. Langlo  
Heritage Investors, LLC.  
700 Springer Drive  
Lombard, Illinois 60148  
(630) 925-1029

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EXHIBIT A

## LEGAL DESCRIPTION

LOT 187 IN HERITAGE FALLS SUBDIVISION PHASE 4 - UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 114 PAGE 71, AS INSTRUMENT NUMBER 2021-056946, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN #:

45-19-15-454-006.000-038

ADDRESS:

8666 Valley Forge Way, Lowell, IN 46354

Property of Lake County Recorder