

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-003268

3:18 PM 2023 Jan 23

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that COMMUNITY RESOURCES, INC., an Indiana corporation ("Grantor"), conveys and warrants to the TOWN OF MUNSTER, INDIANA, an Indiana municipal corporation ("Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, Indiana, being more particularly described as:

PARCEL 1: OUTLOT A IN COMMUNITY RESOURCES, INC. ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 98, PAGE 50 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: OUTLOT B IN COMMUNITY RESOURCES, INC. ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 98, PAGE 50 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3: OUTLOT C IN COMMUNITY RESOURCES, INC. ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 98, PAGE 50 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, LESS AND EXCEPTING THEREFROM THE FOLLOWING:

OUTLOT B, OUTLOT C, AND THOSE PORTIONS CONTAINED WITHIN LOTS 1-4, INCLUSIVE, IN COMMUNITY RESOURCES, INC., PHASE TWO, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA THE PLAT THEREOF RECORDED JUNE 15, 2022 IN PLAT BOOK 115, PAGE 94 INSTRUMENT NUMBER 2022-019375 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

PARCEL 4: OUTLOT B IN COMMUNITY RESOURCES, INC., PHASE TWO, AN ADDITION TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA THE PLAT THEREOF RECORDED JUNE 15, 2022 IN PLAT BOOK 115, PAGE 94 INSTRUMENT NUMBER 2022-019375 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Tax Parcel Nos.: 45-06-36-404-010.000-027 (Parcel 1); 45-06-36-403-006.000-027 (Parcel 2); 45-06-36-403-003.000-027 (Parcel 3); 45-06-36-403-010.000-027 (Parcel 4)

Subject to:

1. All covenants, conditions, and restrictions, including easements of way, building lines, roads, streets,

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NON-PAYABLE

JAN 23 2023

PEGGY HOLINGA KATONA

25.00
CR# 6444
LK

NOT AN OFFICIAL DOCUMENT

and restrictions of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above;

2. All applicable zoning regulations and ordinances; and
3. General real estate taxes and assessments not due and payable at the time of conveyance

The undersigned represent and certify on behalf of the Grantor that each is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of Indiana; that the Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of this conveyance has been taken.

[Signatures on following page]

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IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of November 11, 2022.

COMMUNITY RESOURCES, INC., an Indiana corporation

By: Timothy J. Eriks
Timothy J. Eriks, President

By: Donald C. Torrenga
Donald C. Torrenga, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

SWORN TO BEFORE ME, the undersigned, a Notary Public, on _____ 2022, personally appeared Timothy J. Eriks and Donald C. Torrenga, personally known to me to be the President and Secretary, respectively, of Community Resources, Inc., and being first duly sworn upon oath, acknowledged that delivered the above instrument as the free and voluntary acts of said entity for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Cheryl A. Zic
Cheryl A. Zic, Notary Public

Commission Expires: _____ County of Residence: _____



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Grantee's address and mail tax bills to: Town of Munster
1005 Ridge Road
Munster, IN 46321

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. Cheryl A. Zic

This instrument was prepared by: Cheryl A. Zic
Crist, Sears & Zic, LLP
11051 Broadway, Suite C
Crown Point, Indiana 46307

Property of Lake County Recorder