

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 23 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-502114  
01/23/2023 01:50 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## CORPORATE WARRANTY DEED

File No.: CTNW2206841-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that Regal Building Contractors Inc. who took title as Regal Building Contractors (Grantor) CONVEY(S) AND WARRANT(S) to Jaymee A. Dixon (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): 45-08-28-127-017.000-004

LOT 10 AND SOUTH 1/2 OF LOT 8 IN BLOCK 2 IN RED OAK ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGES 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 3716 Polk St, Gary, IN 46408

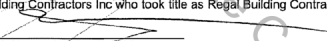
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

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 20<sup>th</sup> day of January, 2023.

Regal Building Contractors Inc who took title as Regal Building Contractors


BY:   
Justin J. Hanuscia, Vice-President

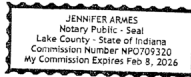
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Justin J. Hanuscin, as Vice-President of Regal Building Contractors Inc, who took title as Regal Building Contractors, 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 20<sup>th</sup> day of January, 2023

Signature:   
Printed: Jennifer Armes  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: February 8, 2026



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

Grantee's Address and Tax Billing Address: 3716 Polk St, Gary, IN 46408

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.

CHICAGO TITLE INSURANCE COMPANY