

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 23 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-502132
01/23/2023 01:55 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-07-33-401-004.000-026

Tax Mailing Address:
10108 ERIE PL
HIGHLAND IN 46322-3437

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Chicago Assets LLC, Grantor, of Cook County, in the State of Illinois, **Conveys and Warrants** to

Tyler Widger,

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:

Lot 325, Lakeside 10th Addition to the Town of Highland, as shown in Plat Book 38, page 69, in Lake County, Indiana.

Commonly known as: 10108 Erie Place
Highland, IN 46322

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.

IN WITNESS WHEREOF, Chicago Assets LLC has executed this Company Warranty Deed on this 12th day of January, 2023.

Chicago Assets LLC

By: _____

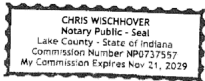
Ian Atkin, Manager

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ian Atkin, as Manager of Chicago Assets 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 12th day of January, 2023.



Notary's Signature: 

Notary's Printed Name: Chris Wischhover

Notary's County of Residence: Lake

Notary's Commission Expires: November 21, 2029

After recording return to and Mailing Address of Grantee: Tyler Widger
10108 ERIE PL
HIGHLAND IN 46322-3437

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 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366), referencing Fidelity National Title Insurance Company's Commitment, issued by Inspired Title Group, Inc., as Commitment No. IN22F-6171.

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Fidelity National Title
Insurance Company

EXHIBIT A PROPERTY DESCRIPTION

The Land referred to in this Commitment is described as follows:

LOT 325, LAKESIDE 10TH ADDITION TO THE TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 38, PAGE 69, IN LAKE COUNTY, INDIANA.

Pin: 45-07-33-401-004.000-026

Property Address: 10108 Erie Pl, Highland, IN 46322

Property of Lake County Recorder

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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