

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 23 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-502135  
01/23/2023 01:57 PM  
TOTAL FEES: 25.00  
BY: SP  
PG # : 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Prepared by:

Creekwood Development, LLC.  
200 W. 22<sup>nd</sup> Street, Suite 240  
Lombard, IL 60148

After recording mail to, and  
send Tax Statements to:

Joshua Maghirang  
7488 Clark Street  
Merrillville, IN 46410

Tax Key Numbers: 45-12-18-353-005.000-030

CTAW 2206290

DEED

THE GRANTOR, Creekwood Development, LLC., an Indiana <sup>LLC</sup> corporation, ("Grantor") for and in consideration of TEN AND 00/100----- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to Joshua Maghirang ("Grantee") the following described real estate situated in the County of Lake in the State of Indiana, to wit:

SEE LEGAL DESCRIPTION ATTACHED EXHIBIT A

Grantee Address is commonly known as Lot 109, 7488 Clark Street, Merrillville, IN 46410

Tax Key Numbers: 45-12-18-353-005.000-030

*Subject to covenants, conditions, restrictions, easements for streets, utilities and building lines (including side yard, front yard and rear yard lines), as contained in plat of subdivision and as contained in all other documents and instruments of record, including, but not limited to (a) Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on plat filed for record on February 09, 2022 as Instrument No. 2022-004989 in Plat Book 115 Page 41, of the Lake County Records; (b) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record September 20, 2022 as Instrument No. 2022-538557 of the Lake County Records; (c) Taxes for 2021 due and payable in 2022 and taxes for 2022 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.

CHICAGO TITLE INSURANCE COMPANY

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21<sup>st</sup> day of December 2022.

Creekwood Development, LLC

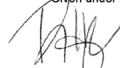
By 

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 Creekwood Development, 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 21<sup>st</sup> day of December 2022.



NOTARY PUBLIC



Commission Expires: December 02, 2024

This instrument prepared by  
and after recording return to:

Michael P. Langlo  
Providence Homes at Regency, Inc.  
200 W. 22<sup>nd</sup> Street, Suite 240  
Lombard, Illinois 60148  
(630) 925-1029

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## EXHIBIT A

Order No.: CTNW2206290

For APN/Parcel ID(s): 45-12-18-353-005.000-030

LOT 109, CREEKWOOD CROSSING - UNIT 3, BLOCK 1, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 115 PAGE 41 AS DOCUMENT NO. 2022-004989, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder