

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 14 2023 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-510850
04/14/2023 02:36 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

This Indenture Witnesseth, that Preferred Homes, LLC, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor"), by Alfred Perez, its Sole Member, CONVEYS AND WARRANTS to Dragica Stojanovic ("Grantee"), for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 547 Wellington Drive, Dyer, IN 46311, and more particularly described as:

That part of Lot "L" in Parkview Terrace 2nd Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 45, page 125, in the Office of the Recorder of Lake County, Indiana, described as commencing at the Northwest corner of said Lot "L"; thence South 00 degrees 16 minutes 46 seconds West along the West line of Lot "L", a distance of 535.74 feet to the place of beginning; thence South 89 degrees 43 minutes 14 seconds East a distance of 125.25 feet to a point on the East line of Lot "L"; thence South 00 degrees 46 minutes 00 seconds East along said East line a distance of 32.07 feet; thence North 89 degrees 43 minutes 14 seconds West a distance of 125.83 feet to a point on the West line of Lot "L"; thence North 00 degrees 16 minutes 46 seconds East along said West line a distance of 32.06 feet to the place of beginning.

Parcel No. 45-11-06-108-020.000-034

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are the Sole Member of Grantor and thereby fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 14th day of

April, 2023.

IN2301492.LM
1072

Preferred Homes, LLC

BY: Alfred Perez
Sole Member

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez, as Sole Member of Preferred Homes, LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of April, 2023.

Signature [Handwritten Signature], Notary Public

Printed: Lisa M Matson

My Commission Expires:

02/01/2024

My County of Residence is:

Lake

File No. IN2301492



Prepared by and return deed to:

Rose K. Kleindl, Esq.

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl, Esq.

Grantee mailing address and please send tax statements/notices to:

Dragica Stojanovic - 145 Beiriger Dr., Dyer IN 46311