

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 14 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-510916
04/14/2023 03:43 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2300544-ALC
CT Commercial LLC

THIS INDENTURE WITNESSETH, that Commercial Apartments LLC, an Indiana limited liability company (Grantor) CONVEY(S) AND WARRANT(S) to Commercial 8 Apts LLC, an Indiana limited liability company (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 509 E Commercial Ave., Lowell, IN 46356

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 a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 13th day of April, 2023.

Commercial Apartments LLC,
an Indiana limited liability company

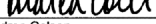
BY: 
Alfred J. Perez Jr.
Managing Member

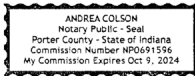
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Alfred J. Perez, Jr., as Managing Member of Commercial Apartments LLC, an Indiana limited liability company, 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 13 day of April, 2023

Signature: 
Printed: Andrea Colson
Resident of: Porter County
State of: INDIANA
My Commission expires: October 9, 2024



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

Grantee's Address and Tax Billing Address: 8300 Windy Hill Ct.
Hobart, IN 46342

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

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-19-23-453-017.000-008 and 45-19-23-453-014.000-008

THE WEST HALF OF LOT 18 IN CLARK'S ADDITION, IN THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A", PAGE 413, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THAT PART OF LOT 18 CONVEYED TO THE TOWN OF LOWELL BY WARRANTY DEED RECORDED SEPTEMBER 9, 2016 AS DOCUMENT NO. 2016 061288, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 18 AND THE NORTH RIGHT-OF-WAY OF STATE ROAD 2 (COMMERCIAL AVENUE); THENCE NORTH 00 DEGREES 55 MINUTES 39 SECONDS WEST 9.00 FEET, ALONG THE WEST LINE OF SAID LOT THENCE NORTH 86 DEGREES 55 MINUTES 42 SECONDS EAST 41.20 FEET, TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 55 MINUTES 39 SECONDS EAST 8.02 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 2; THENCE SOUTH 85 DEGREES 34 MINUTES 11 SECONDS WEST 41.25 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

AND THE WEST HALF OF THE EAST HALF OF LOT 20 IN CLARK'S ADDITION, IN THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A", PAGE 413, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

County of Lake County Recorder