

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-512160  
04/26/2023 11:54 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## CORPORATE WARRANTY DEED

File No.: FNW2300842-SMS

**THIS INDENTURE WITNESSETH**, that JTSS, Inc. (Grantor) CONVEY(S) AND WARRANT(S) to Robert Esenberg and Alyssa Esenberg, husband and wife, (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:

Lot 2014 in The Gates of St. John - Unit 20A, an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 111 page 96, in the Office of the Recorder of Lake County, Indiana, and as amended by Certificate of Correction recorded October 11, 2019 as Document No. 2019 070071.

**Property:** 9255 West 100th Avenue, Saint John, IN 46373

**Tax ID No.:** 45-11-34-353-007.000-035

**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 20th day of April, 2023.

JTSS, Inc.

By: 

Thomas E. Cummings, Vice President

**FIDELITY NATIONAL TITLE/FNW2300842**

# NOT AN OFFICIAL DOCUMENT

State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Thomas E. Cummings, as Vice-President of JTSS, Inc. 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 20th day of April, 2023

Signature: \_\_\_\_\_

Printed: Shannon Stiener

Resident of: Lake County

State of: INDIANA

My Commission expires: March 8, 2031



Prepared By: Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 4319 N. Richmond St., Apt. 3N  
Chicago, IL 60618

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: Shannon Stiener.