

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512168
04/26/2023 12:06 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Preserve, S.J., LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: Casey Scott Champagne and Valerie Ann Oseguera, joint ~~*****~~ Lake County in the State of Indiana, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Outlot G in the Preserve - Phase 2A, as per plat thereof, recorded in Plat Book 111, page 41, in the Office of the Recorder of Lake County, Indiana.

Property Address: 13200 101st St., St. John, IN 46373 **tenancy with right of survivorship
Parcel No.: 45-11-31-451-007.000-035

SS

Subject to:

1. Taxes for 2023 payable in 2024 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Assessments levied by The Preserve of St. John Homeowners Association, Inc.
4. Rights or claims of parties in possession not shown by the public records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
6. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are an authorized signer of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 7 day of April, 2023.

IN WITNESS WHEREOF, the said Preserve, S.J., LLC, an Indiana limited liability company has caused this deed to be executed by Jack Slager, its Authorized Signer

Preserve, S.J., LLC, an Indiana Limited Liability Company

BY: [Signature]
Jack Slager, Authorized Signer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack Slager, Authorized Signer of said Limited Liability Company and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 7 day of April, 2023.



[Signature]
Jennifer L. Faulkner, Notary Public
County of Residence: Lake

My Commission Expires: 4/7/2030

This document prepared by: Kevin V. Hunt
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. S: Kevin V. Hunt

Unit 2204 SS

Grantees Address and Tax Bill mailing address: 860 W. Blackhawk St./ Chicago, IL 60642
Return to: Casey Scott Champagne and Valerie Ann Oseguera, 860 W. Blackhawk St., Unit 2204 Chicago, IL 60642

FIDELITY NATIONAL TITLE/FNW2300594