

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

SPLIT FROM Property Number:
45-12-20-359-003.000-030

Tax Mailing Address:
2794 W 83RD AVE
MERRILLVILLE IN 46410

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH that Luxor Homes II, Inc., Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Dimitrios Andre Miles and Gayle Lark-Miles, Husband & Wife

Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

The West 45.50 feet of Lot 19 in Heritage North-Phase 5 a Planned Unit Development for Lots 19-26, 40-41, 53-54, to the Town of Merrillville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 112, page 45, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2794 West 83rd Avenue
Merrillville, IN 46410

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2022 payable in 2023 and thereafter.

IN WITNESS WHEREOF, Luxor Homes II, Inc. has executed this CORPORATE WARRANTY DEED on this 24th day of April, 2023.

Luxor Homes II, Inc.

By: _____

Randolph A. Hall, President

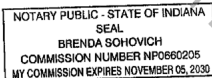
(Corporate Warranty Deed - GITC File No. IN016258 - Page 1 of 2)

NOT AN OFFICIAL DOCUMENT

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Randolph A. Hall, as President of Luxor Homes II, Inc., and acknowledged the execution of the foregoing Corporate Warranty Deed for and on said Corporation's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 24th day of April, 2023.



Notary's Signature: _____

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

After recording return to and Mailing Address of Grantees: Dimitrios Andrie Miles and Gayle Lark-Miles
2794 W 83RD AVE
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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN016258.