

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-512211  
04/26/2023 12:58 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG # : 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## LIMITED LIABILITY COMPANY WARRANTY DEED

TAX I.D. NO. 45-16-08-238-005.000-042

THIS INDENTURE WITNESSETH that JBA LLC (Grantor), a Illinois Limited Liability Company organized and existing under the laws of the State of Indiana CONVEYS AND WARRANTS to SLAVCO PUPALOSKI (Grantee) of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

LOTS 57 AND 64 IN YOUNG'S THIRD ADDITION TO CROWN POINT, AS PER PLAT THEREOF,  
RECORDED IN MISCELLANEOUS RECORD "A" PAGE 534, IN THE OFFICE OF THE RECORDER OF  
LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 133 S INDIANA AVE., CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 24 day of April, 2023.

JBA LLC By: [Signature]  
MICHAEL PHIPPS, Member

STATE OF IN  
COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared JBA LLC by MICHAEL PHIPPS, Member and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

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

Commission number 648325  
My commission expires: 3/22/2025  
Resident of Lake County

Signature [Signature]  
Printed ELIZABETH KINZIE, Notary Public



Community Title Company  
File No. 2324084

# NOT AN OFFICIAL DOCUMENT

This instrument prepared by **NATHAN D. VIS, Attorney at Law, ID No. 29535-45**  
**VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303**

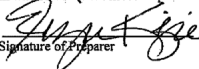
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed  
or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**

GRANTEE'S STREET OR RURAL ROUTE ADDRESS: ~~133 S INDIANA AVE., CROWN POINT, IN 46307~~ **7050 Boardwalk Cr. AT**

SEND TAX BILLS TO: **GRANTEE 7050 Boardwalk Cr. Crown Point In 46307 AT**

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.

  
Signature of Preparer

ELIZABETH KINZIE  
Printed Name of Preparer

Property of Lake County Recorder