

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512244
04/26/2023 01:39 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Tax Key No. 45-12-27-303-006.000-030

MAIL TAX BILLS TO:
GRANTEE'S ADDRESS:

Easton Court, LLC
*260 East 90th Dr.
Merrillville in 46410*

WARRANTY DEED

This indenture witnesseth that the **East 90th Drive, LLC, an Indiana Limited Liability Company** conveys and warrants to **Easton Court, LLC**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

OFFICE UNIT NUMBER 6 IN EASTON COURT CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS PER DECLARATION OF EASTON COURT CONDOMINIUM RECORDED JULY 11, 1990 AS DOCUMENT NUMBER 111221 AND THE FLOOR PLANS THEREOF RECORDED JULY 11, 1990 IN PLAT BOOK 69, PAGE 1 AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED JUNE 8, 1992 AS DOCUMENT NUMBER 92036741 AND THE FLOOR PLANS THEREOF RECORDED JUNE 8, 1992 IN PLAT BOOK 72, PAGE 43 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
MORE COMMONLY KNOWN AS 260 EAST 90TH DRIVE, MERRILLVILLE, IN 46410

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 14 day of April, 2023.

East 90th Drive, LLC, an Indiana Limited Liability Company

By: *Bruce D. Parent*
Title: *sale member/manager*

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STATE OF Indiana)
COUNTY OF Lake)

April Before me, the undersigned, a Notary Public in and for said County and State, this 14 day of April, 2023, personally appeared the East 90th Drive, LLC, by Bruce D Parent its sole member/manager, and acknowledged the execution of the foregoing Warranty Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 1-10-24
County of Residence: Lake
My Commission Number: 677813



Jacalyn L. Smith
Notary Public Printed Name
Jacalyn L. Smith
Notary Public Signature

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 (David W. Westland, Esq.)

This instrument prepared by: David W. Westland, Esq., Westland & Bennett, PC
2929 Carlson Drive, Suite 300, Hammond, IN 46323