

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512280
04/26/2023 02:53 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

This Indenture Witnesseth, that Preferred Homes, LLC, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor"), by Alfred Perez, its Sole Member, CONVEY(S) AND WARRANT(S) to **Nada Blagojevic** ("Grantee") of the State of Indiana, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 9651 Merrillville Rd #103, Crown Point, IN 46307, and more particularly described as:

Condominium Unit 103, Building B and Garage Unit No. 2, Windimere Arms Horizontal Property Regime recorded July 24, 1986, as Instrument Nos. 865923 and 865924, as amended by First Amendment recorded November 14, 1986 as Instrument No. 885998, as amended by Second Amendment recorded January 20, 1987 as Instrument No. 89759599, as amended by Third Amendment recorded April 7, 1987 as Instrument No. 910710, as amended by Fourth Amendment recorded October 5, 1990 as Instrument No. 127444, in the Office of the Recorder of Lake County, Indiana, together with the undivided interest in the common areas appertaining thereto.

Parcel No.: 45-12-33-157-008.000-029

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly appointed Member(s), Manager(s), or representative(s) of Grantor and have been fully empowered, by proper resolution, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 24th day of

April, 2023.

Preferred Homes, LLC

BY: Alfred Perez
Alfred Perez
Sole Member

IN 2301788-LM
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NOT AN OFFICIAL DOCUMENT

STATE OF Indiana)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez, Sole Member of Preferred Homes, LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature [Signature], Notary Public

Printed: Lisa M Matson

My Commission Expires:

02/01/2024

My County of Residence is,

Lake



File No.: IN2301788

Prepared by and return deed to:

Wendy K. Walker (Attorney No. 24004-46)

Near North Title Group, 101 E. 90th Drive, Suite C, 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, Wendy K. Walker.

Grantee mailing address and please send tax statements/notices to:

Nada Blagojevic 9651 Merrillville Rd #103, Crown Point IN 46307