

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512285
04/26/2023 03:10 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

CORPORATE WARRANTY DEED

File No.: FNW2300621-SMS

THIS INDENTURE WITNESSETH, that Cook Builders.com, Inc. (Grantor) CONVEY(S) AND WARRANT(S) to Ryan A. McCabe and Rachel M. McCabe, husband and wife, (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

Lot 238 in Emerald Crossing Unit 5, as per plat thereof, recorded in Plat Book 110 page 58, in the Office of the Recorder of Lake County, Indiana:

Property: 14929 103rd Ave., Dyer, IN 46311

Tax ID No.: 45-14-01-201-009.000-013

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor(s), to execute and deliver this deed; that Grantor(s) has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 24th day of April, 2023.

Cook Builders.com, Inc.

By: 
Richard K. Cook, President

FIDELITY NATIONAL TITLE/FNW2300621

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State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Richard K. Cook, as President of Cook Builders.com, Inc. who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

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

Signature:  _____

Printed: Shannon Stienner

Resident of: Lake County

State of: INDIANA

My Commission expires: March 8, 2031



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 14929 103rd Ave.
Dyer, IN 46311

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: Shannon Stienner.

Return To: Ryan A. McCabe and Rachel M. McCabe
14929 103rd Ave.
Dyer, IN 46311