

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-514712  
05/16/2023 02:35 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

TAX ID NUMBER(S)  
State ID Number Only 45-23-32-100-003.000-037

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## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Pine Valley One Real Estate, LLC

CONVEY(S) AND WARRANT(S) TO

Robert A. Churchill Jr. and Rhonda S. Churchill, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"


Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3rd day of May, 2023.

Pine Valley One Real Estate, LLC

  
By: Evan Hareras  
Title: Authorized Signer

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State of Illinois County of Cook ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Evan Hareras, Authorized Signer of Pine Valley One Real Estate, LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 3rd day of May, 2023.

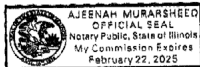
2/22/2025  
My Commission Expires:

780360  
Commission No.

Cook, Illinois  
Notary Public County and State of Residence

Ajzenah Murarshedd  
Signature of Notary Public

Ajzenah Murarshedd  
Printed Name of Notary



This instrument was prepared by:  
Andrew R. Drake, Attorney-at-Law  
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:  
12500 West 244th  
Schneider, IN 46376

Grantee's Address and Mail Tax Statements To:

P.O. Box 219  
Lake Village IN. 46349

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. Andrew R. Drake

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## EXHIBIT A

A parcel in the Southeast corner of said parcel described as that part of Section 32, Township 32 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Beginning at the intersection of the East line of said Section 32 and the centerline of the public highway running through the South half of said Section 32 (241st Avenue); thence North along said East line 210 feet; thence Westerly 210 feet to a point that is 210 feet North of the centerline of said public highway; thence South along a line that is parallel with the said East line 210 feet to the centerline of said public highway; thence Easterly along said centerline to the point of beginning.