

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-514788
05/16/2023 03:26 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Mail recorded deed and tax bills to:
GRANTEE'S ADDRESS:
15632 W. 101st Ln.
Dyer, IN 46311

SPECIAL WARRANTY DEED

Order # FNW2300525

THIS INDENTURE WITNESSETH, That EMERALD CROSSING DEVELOPMENT, LLC, an Indiana limited liability company

("Grantor") of LAKE County in the State of INDIANA

CONVEY AND WARRANT TO Nicholas A. Takacs and Adriana M. Lugosan, husband and wife

of LAKE County in the State of INDIANA

the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The West 45 feet of Lot 310 in Emerald Crossing-Unit 8, as per plat thereof, recorded in Plat Book 113 page 23, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-14-01-112-003.000-013

More commonly known as 15632 W. 101st Ln., Dyer, IN 46311

Subject to all covenants, easements and restrictions of record.

Subject to 2023 real estate taxes payable 2024, and all years thereafter.

Dated this 12th day of May, 2023.



EMERALD CROSSING DEVELOPMENT, LLC,

By: OD ENTERPRISES, INC., its Manager

By: SCOT F. OLTHOF

Scot F. Olthof,

Member of EMERALD CROSSING DEVELOPMENT, LLC
Vice President and Treasurer

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of May, 2023, personally appeared: Scot F. Olthof, Member of Emerald Crossing Development, LLC, and Vice President and Treasurer of OD Enterprises, Inc., Manager of Emerald Crossing Development, LLC, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto-subscribed my name and affixed my official seal.

My commission expires: 11/12/2028

Resident of: Lake

County Printed

Signature Stephanie L. Richerme
Stephanie L. Richerme, Notary Public

AFFIRMATION

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scot F. Olthof

Scot F. Olthof

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311
FIDELITY NATIONAL TITLE/FNW2300525