

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-514796
05/16/2023 03:43 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2301528A
CT Schererville LLC

THIS INDENTURE WITNESSETH, that TMS Development LLC (Grantor) CONVEY(S) AND WARRANT(S) to Michael A. Bulava (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:

For APN/Parcel ID(s): 45-11-32-252-003.000-035

LOT 30 IN CANDLELIGHT TRAILS 1ST ADDITION TO THE TOWN OF ST. JOHN AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 44 PAGE 135 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 9541 Olcott Ave, Saint John, IN 46373

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 a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 15th day of May, 2023.

TMS Development LLC

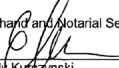
BY: 
Matthew Scheltens, Member of TMS Development LLC

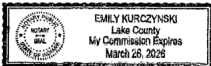
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Matthew Scheltens, as Member of TMS Development LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations herein contained are true.

Witness my hand and Notarial Seal this 15th day of May, 2023

Signature: 
Printed: Emily Kurczynski
Resident of: Lake County
State of: INDIANA
My Commission expires: March 26, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 9541 Olcott Ave, Saint John, IN 46373

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY