

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 KAP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-523020  
07/19/2023 02:19 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2302516-KZ  
CT CrownPoint LLC

**THIS INDENTURE WITNESSETH**, that AJK Real Estate, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Patrick W. Winterhalter and Nina Zerke (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):** 45-16-18-452-013.000-041

LOT NUMBER EIGHT (8), BLOCK NUMBER FOUR (4), HAWTHORNE HILLS, UNIT NUMBER TWO (2), AS SHOWN IN PLAT BOOK 34, PAGE 4, LAKE COUNTY, INDIANA.

**Property:** 3623 W 123rd Pl, Crown Point, IN 46307

**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 5<sup>th</sup> day of July, 2023.

AJK Real Estate, LLC

BY: [Signature]  
Amy J. Kristoff, Manager of AJK Real Estate, LLC

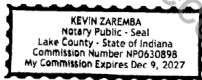
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Amy J. Kristoff, as Manager of AJK Real Estate, LLC, 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 5<sup>th</sup> day of July, 2023

Signature: [Signature]  
Printed: Kevin Zaremba  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: December 9, 2027



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

**Grantee's Address and Tax Billing Address:** 3623 W 123rd Pl, Crown Point, IN 46307

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