

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523077
07/19/2023 03:32 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number: 45-17-08-457-015.000-047

Mail Future Tax Bills To:

Diamond Peak Homes LLC
1313 White Hawk Drive
Crown Point, Indiana 46307

Grantees Mailing Address

Diamond Peak Homes LLC
1313 White Hawk Drive
Crown Point, Indiana 46307

LIMITED LIABILITY COMPANY DEED

This Indenture Witnesseth, Latitude Development LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

GRANTS, BARGAINS, SELLS, WARRANTS AND CONVEYS to Diamond Peak Homes LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which of is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOT 143 IN LATITUDE - PHASE 4, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED AS PLAT BOOK 115 PAGE 76, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 7586 E. 116th Place, Winfield, Indiana 46307

Subject to:

1. Taxes for 2023 payable in 2024 and subsequent years.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
4. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

T. Scott Crook, as Managing Member of Latitude Development LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Latitude Development LLC and a duly executed Resolution to take all actions required to convey this real estate, including but not limited to executing the foregoing Limited Liability Company Deed, and that the LLC is valid and in good standing under the laws of the State of Indiana

PROPER TITLE, LLC

JNP123-93653FA
1st 2

(1)

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the said Latitude Development LLC has caused this Deed to be signed, this 11th day of July, 2023.

Latitude Development LLC

By: 
T. Scott Crook, Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 11th day of July, 2023, personally appeared T. Scott Crook, Managing Member of Latitude Development LLC, who acknowledged the execution of the foregoing instrument as his free and voluntary act.

Given under my hand and notarial seal.

My Commission Expires: 3/27/24
County of Residence: Lake


Christopher W. Yugo, Notary Public
Notary Public License No.: NP0681709



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.

Christopher W. Yugo, Esq. _____

After recording, return to: 1313 White Hawk Dr.
Crown Point, IN 46307

This instrument prepared by
Christopher W. Yugo, Indiana Attorney Number 17624-45
1313 White Hawk Drive, Crown Point, Indiana 46307

NOT AN OFFICIAL DOCUMENT

Exhibit A

LOT 143 IN LATITUDE - PHASE 4, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED AS PLAT BOOK 115 PAGE 76, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder