

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523313
07/21/2023 11:03 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Lot 21 East PIN 45-12-20-359-007.000-030

Corporate Warranty Deed

THIS INDENTURE WITNESSETH THAT

Bosak Motor Sales, Incorporated, an Indiana Corporation

CONVEYS AND WARRANTS TO

Valorie J. Mosby, for ten dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Lot 21 in Heritage North – Phase 5, according to the plat thereof recorded July 17, 2019 as Document No. 2019-043652, in Plat Book 112, Page 45 in the Office of the Recorder of Lake County, Indiana, except the westerly 50.50 feet thereof.

Subject to prior years' Real Estate taxes now due and payable in the current year and Real Estate taxes for the current year prorated between seller and buyer to date of closing using the most current tax rate available as of the date of closing.

Subject to covenants, restrictions and easements of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is duly authorized to act for the Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of said conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed this 21st day of JUNE, 2023

Bosak Motor Sales, Inc.
3111 W. Lincoln Highway
Merrillville, IN 46410



By: JOHN G. BOSAK

Its: VICE PRESIDENT

IN 06/643
Greater Indiana Title Company

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State of Indiana, County of Lake ss:

Before me, a Notary Public in and for said county and state, personally appeared JOHN G. BOSAK
Who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who
having been duly sworn, stated that the representations contained herein are true.

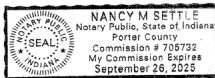
WITNESS my hand and Seal this 21st day of JUNE, 2023.

My Commission Expires: 9-26-25

Nancy M Settle
Signature of Notary Public

Nancy M Settle
Printed Name of Notary Public

Porter IN
Notary Public County and State of Residence



Property Address:

2750 West 83rd Avenue
Merrillville, IN 46410

Grantee Address and Mail Tax Statements to:

2750 83rd Ave
Merrillville IN 46410

Prepared by: John T. Borucki for Bosak Motor Sales, Inc.

File No.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security
number in the document, unless required by law. Brenda Slavich

(Print Name)