

# NOT AN OFFICIAL DOCUMENT

2023-09-07 01:04 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 27 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 06 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

File No.: CTNW2304015A  
CT Highland LLC

## LIMITED LIABILITY COMPANY WARRANTY DEED

2023-529075  
09/07/2023 12:16 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**THIS INDENTURE WITNESSETH**, that ARDN Properties LLC, an Indiana limited liability company (Grantor) CONVEY(S) AND WARRANT(S) to Ngoc Tram T. Duong and Thuy T. Duong (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): 45-11-11-101-011.000-032

THE NORTH 132 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

Property: 1115 S Cline Ave, Griffith, IN 46319

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 31st day of August, 2023.

ARDN Properties LLC, an Indiana limited liability company

BY: Nathan Walker member  
E.L.

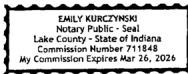
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Nathan Walker, as Member of ARDN Properties LLC, an Indiana limited liability company, 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 31st day of August, 2023

Signature: [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  
2312 Cowan Ct., Schererville, IN 46375  
Grantee's Address and Tax Billing Address: 1115 S Cline Ave, Griffith, IN 46319  
E.K.

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.

\* This document being re-recorded to add Nathan's affiliation to ARDN Properties LLC. E.L.  
CHICAGO TITLE INSURANCE COMPANY