

WARRANTY DEED
RECORDED AS PRESENTED

THIS INSTRUMENT WITNESSETH THAT: Preserve, S.J., 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.

CONVEY AND WARRANT TO: David Overzet & Brenda J. Overzet, husband and wife of Will County in the State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOT 378 IN THE PRESERVE - PHASE 6, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED JUNE 10, 2022 IN PLAT BOOK 115 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 8659 Tall Grass Trail, St. John, IN 46373
Parcel No.: 45-11-21-277-013.000-035

Subject to:

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

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are an authorized signer of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 19 day of July, 2023.

IN WITNESS WHEREOF, the said Preserve, S.J., LLC, an Indiana limited liability company has caused this deed to be executed by Jack A. Slager, Authorized Signer

Preserve, S.J., LLC, an Indiana Limited Liability Company

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 06 2023 LM

BY: Jack A. Slager
Jack A. Slager, Authorized Signer

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack A. Slager, Authorized Signer of Preserve S.J., LLC and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 19 day of July, 2023.



Jennifer L. Faulkner
Jennifer L. Faulkner, Notary Public

My Commission Expires: 4/7/2030

County of Residence: Lake

This document prepared by: Kevin V. Hunt
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. S: Kevin V. Hunt

Grantees Address and Tax Bill mailing address: 8659 Tall Grass Trail, St. John, IN 46373
Return to: David & Brenda Overzet, 25604 S. Bordeaux, Monee, IL 60449

COMMUNITY TITLE COMPANY

FILE NO 2326422