

# NOT AN OFFICIAL DOCUMENT

20:3-53 (256  
10/17/2023 02:10 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 17 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)  
State ID Number Only 45-17-08-200-003.000-047/  
New Parcel Number 2023/2024 45-17-08-207-005.000-047

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## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

MandM Properties, LLC

CONVEY(S) AND WARRANT(S) TO

CookBuilders.com, Inc., for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

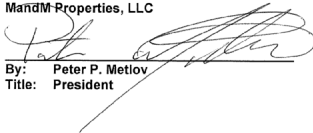
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16<sup>th</sup> day of October 2023.

MandM Properties, LLC

  
By: Peter P. Metlov  
Title: President

MTC File No.: 23-24700 (UD)

Page 1 of 3

HOLD FOR MERIDIAN TITLE COR

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Peter P. Metlov, President of MandM Properties, LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 10 day of October, 2023

1-21-30  
My Commission Expires

050421  
Commission No.

Porter IN  
Notary Public County and State of Residence

**This instrument was prepared by:**

Andrew R. Drake, Attorney-at-Law  
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

**Property Address:**

Lot 41 Estates of Wynbrook  
Winfield, IN 46307

Annette Martinez  
Signature of Notary Public

Annette Martinez  
Printed Name of Notary



**Grantee's Address and Mail Tax Statements To:**

6919 W Lincoln Highway  
Crown Point IN 46307

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. Andrew R. Drake

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## EXHIBIT A

Lot Number 41 in The Estates of Wynbrook - Phase 1, as per plat thereof, recorded in Plat Book 117, Page 43, Instrument No. 2023-025230 in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder