

NOT AN OFFICIAL DOCUMENT

2024-01551
01/17/2024 11:00 AM
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

Jan 16 2024 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

*This document is being re-recorded to correct spelling of Grantees last name

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct 05 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-532874
10/05/2023 02:55 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

vc
Grantees' Address/
Mail Future Tax Bills To:
8253 W. 88th Ave.
St. John, IN 46373

Property Number: 45-11-27-279-003.000-035

Grantees Mailing Address

LIMITED LIABILITY COMPANY WARRANTY DEED

This Indenture Witnesseth, 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.

CONVEY AND WARRANT TO: Brett Bertagnoli and Kelsey Babusiah, as Joint Tenants with Rights of Survivorship, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOT 7 IN MORNING CRST, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 8253^{vc} 88th Avenue, St. John, Indiana 46373

PROPER TITLE, LLC
INPT 23-94303W

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 a Managing Member of Diamond Peak Homes LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Homes 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 Warranty Deed, and that the LLC is valid and in good standing under the laws of the State of Indiana

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IN WITNESS WHEREOF, the said Diamond Peak Homes LLC has caused this Deed to be signed, this 21st day of September, 2023.

Diamond Peak Homes LLC

By: 

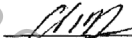
T. Scott Crook, Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 21st day of September, 2023 personally appeared T. Scott Crook, Managing Member of Diamond Peak Homes 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 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.

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After recording, return to: ^{vc} ~~88~~ 8253 W. 88th Ave.
St. John, IN 46373

Property of Lake County Recorder

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