

2024 506617
02/28/2024 10:30 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2400361-KZ
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Burr Ridge Development LLC, an Indiana limited liability company (Grantor) CONVEY(S) AND WARRANT(S) to Patrick Biancardi (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): 45-11-25-188-002.000-036

LOT 9 IN BURR RIDGE SUBDIVISION PHASE 5, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 117 PAGE 15, AND AS INSTRUMENT NUMBER 2023-015366, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 6004 Wexford Way, Crown Point, IN 46307

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 12th day of FEBRUARY, 2024.

Burr Ridge Development LLC, an Indiana limited liability company

BY: [Signature]
John P. Carroll, Manager
Burr Ridge Development LLC, an Indiana limited liability company

State of Illinois

County of McHENRY



Before me, a Notary Public in and for said County and State, personally appeared John P. Carroll, as Manager of Burr Ridge Development 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 12th day of FEBRUARY, 2024

Signature: [Signature]

Printed: Cheryl Marie Dvorchak

Resident of: McHENRY County

State of: ILLINOIS

My Commission expires: 10/25/2027

NOT AN OFFICIAL DOCUMENT

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 6004 Wexford Way
Crown Point, IN 46307

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.

Property of Lake County Recorder