

2/28/2024 12:22 PM
02/28/2024 12:22 PM
TAX FEE: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
CLERK OF COURT
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

CORPORATE LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH That

PROPER TITLE, LLC

BLB St. John, LLC, an Indiana limited liability company

SAINT JOHN - 97877W
102

(Grantor), a corporation organized and existing under the laws of the State of Indiana, **BARGAINS, SELLS and CONVEYS** to

Illiana Construction Co., an Illinois Corporation

(Grantee) of Lake County, in the State of Indiana, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 10725B Peachtree Lane, Saint John, IN 46373
Parcel No(s): 45-15-03-478-010,000-015

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

The Grantor hereby certifies that there is no Indiana adjusted gross income tax due at this time or as a result of this conveyance.

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor [except any set forth above], and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

The undersigned persons executing this Corporate Limited Warranty Deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor, and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[SIGNATURE PAGE FOLLOWS]

①

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 23rd day of February 2024 *uc*

BLB St. John, LLC, an Indiana limited liability company

BY:

[Signature]
John Lotton, President of Lotton Development, Inc.
Manager of BLB St. John, LLC

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 23rd day of February 2024, personally appeared BLB St. John, LLC, by John Lotton, President of Lotton Development, Inc., Manager of BLB St. John, LLC and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed by official seal

[Signature]
Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030

NOTARY PUBLIC - STATE OF INDIANA SEAL KAREN CRAIG COMMISSION NUMBER 659346 MY COMMISSION EXPIRES NOVEMBER 04, 2030
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This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

uc Grantees Address

Mail Tax Statements and After Recording Return To:

Illiana Construction Co., LLC
PO Box 120 10725 B Northtree Ln
Lensing, IL 60438 St. John, IN 46373
uc

NOT AN OFFICIAL DOCUMENT

Exhibit A

THE SOUTH 42.50 FEET (MEASURED AT RIGHT ANGLES) OF LOT Q IN THE GATES OF ST. JOHN - UNIT 4F, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 46, AND A CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT NO. 2020-0011898, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder