# NOT AN OFFICIAL 123 123 223

2 27 50 50 3 01/28/2021 12:22 M THE CAINT TALL PEE: 2200 FILL PER RECORD BY: JAS FG #: 3 RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

PG #: 3
RECORDED AS PRESENTED

#### CORPORATE LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH That

PROPER TITLE, LLC

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

(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:

- Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.
- All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.
- 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.

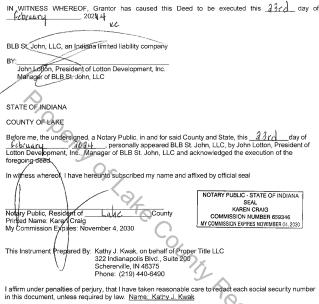
TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor (except any set forth above), and that Grantor and Grantor's successors shall warrant land defend 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]

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## NOT AN OFFICIAL DOCUMENT



LC Granties Address Mail Tax Statements and After Recording Return To: Illiana Construction Co. LLC
PO Box 120
101376 Page 1276 LC. Lansing, IL 60438 51. John. W 46373

# 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.



Legal Description INPT24-97877W/35