

NOT AN OFFICIAL DOCUMENT

2024-03-27 09:33 AM
03/28/2024 09:33 AM
TOTAL FEE: 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

Mar 27 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2400351-SMS

THIS INDENTURE WITNESSETH, that TAH Real Estate, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Richard Corcoran, Jr. (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 2100 E. 163rd Ave., Lowell, IN 46356

Tax ID No.: 45-20-11-400-005.000-012 and 45-20-11-400-007.000-012

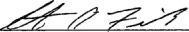
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

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 26th day of March, 2024.

TAH Real Estate, LLC

By: 
Scott Filler, Member

By: 
Cheryl Filler, Member

**FIDELITY NATIONAL TITLE
FNW2400351**

Lake County Recorder

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State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Scott Filler and Cheryl Filler, as Members of TAH Real Estate, LLC, 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 26th day of March, 2024

Signature: _____

Printed: Shannon Stierer

Resident of: Lake County

State of: INDIANA

My Commission expires: March 8, 2031



Prepared By: Timothy R. Kulper
Austgen Kulper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 17710 Union St.
Hebron, IN 46341

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: Shannon Stierer.

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EXHIBIT "A" Legal Description

Parcel 1:

The East half of the following: All that part of the South half of the Southeast Quarter of Section 11, Township 33 North, Range 8 West of the 2nd Principal Meridian, in Lake County Indiana, lying West of the right of way line of Interstate Highway I-65, EXCEPT the West 10 acres thereof, and FURTHER EXCEPTING part of the South 1/2 of the Southeast 1/4 of Section 11, Township 33 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point of the intersection of the West right of way line of Interstate Highway No. 65 and the Southern right of way line of 163rd Avenue, thence West along the Southern right of way line of 163rd Avenue a distance of 185 feet; thence South 90 degrees a distance of 325 feet; thence East 90 degrees to the West right of way line of Interstate Highway No. 65; thence North along the West right of way line of Interstate Highway No. 65 to the point of beginning.

Parcel 2:

The West half of the following: All that part of the South half of the Southeast Quarter of Section 11, Township 33 North, Range 8 West of the 2nd Principal Meridian, lying West of the West right of way line of Interstate Highway I-65, EXCEPT the West 10 acres thereof, Lake County, Indiana.