

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-11-15
04:03:2024 0:18 PM
TODAY: FEB. 25, 2025
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Parcel Number:
45-16-04-176-011.000-042

Tax Mailing Address:
104 S WYNSTONE PARK DR
NORTH BARRINGTON IL 60010

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that M-Details LLC, an Indiana limited liability company, Grantor, of Lake County, in the State of Indiana, conveys and specially warrants to

Daniel B. Light as to an undivided 62.43% interest and Leah Rae Light as to an undivided 37.57% interest,

Grantees, of Lake County, in the State of Illinois, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 1 in Summit Park Subdivision, an Addition to the City of Crown Point, Indiana, as per plat thereof, recorded in Plat Book 117, page 1, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1018 East Summit Street
Crown Point, IN 46307

Grantor, by execution and delivery of this Special Warranty Deed, warrants the title to said real estate as to claims arising by, through, or under Grantor only and none other.

SUBJECT TO:

- (1) special assessments and real estate taxes for the year 2023 payable in 2024 and thereafter;
- (2) a 30 foot building setback line affecting the South 30 feet of said real estate as shown on the recorded plat of said subdivision;
- (3) a 20 foot building setback line affecting the West 20 feet and the East 20 feet of said real estate as shown on the recorded plat of said subdivision;

(Special Warranty Deed – GITC File No. IN017743 - Page 1 of 3)

NOT AN OFFICIAL DOCUMENT

- (4) a 20 foot utility easement affecting the South 20 feet of said real estate as shown and granted on the recorded plat of said subdivision;
- (5) detention, drainage & utility easement of varying width affecting the North side of said real estate as shown and granted on the recorded plat of said subdivision;
- (6) unrecorded lease made by M-Details LLC, landlord, and Caliber Holdings LLC, tenant, dated May 26, 2023; and
- (7) existing unrecorded leases, if any.

IN WITNESS WHEREOF, M-Details LLC, an Indiana limited liability company, has executed this Special Warranty Deed on this 26 day of March, 2024.

M-Details LLC, an Indiana limited liability company


By: 
Cory Detamore, Member/authorized signer

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Cory Detamore, Member/authorized signer of M-Details LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing Special Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 26 day of March, 2024.



Notary's Signature: 
Notary's Printed Name: JACALYN L. SMITH

Notary's County of Residence: Lake

Notary's Commission Expires: 1-10-32

Notary's Commission Number: 677813

NOT AN OFFICIAL DOCUMENT

After recording return to and Mailing Address of Grantees:

Daniel B. Light and Leah Rae Light
104 S WYNSTONE PARK DR
NORTH BARRINGTON IL 60010

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64;
Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366);
referencing Greater Indiana Title Company commitment no. IN017743.

(Special Warranty Deed – GITC File No. IN017743 - Page 3 of 3)