

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2024-3-017  
04/03/2024 03:01 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: LD. NO. 45-15-28-205-006.000-014

THIS INDENTURE WITNESSETH that HOMES OF DISTINCTION, LLC, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS TO JILLIAN POPLON, (GRANTEE), of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

LOT 3, EXCEPT THE WEST 51 FEET THEREOF, IN SUMMER WINDS, UNIT NO. 1, RECORDED IN PLAT BOOK 111, PAGE 73, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 10052 W. 133<sup>RD</sup> PLACE, CEDAR LAKE, INDIANA 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

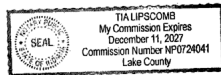
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 29 day of March, 2024.

HOMES OF DISTINCTION, LLC

By:   
PETER ZAROB, AUTHORIZED SIGNER

COMMUNITY TITLE COMPANY  
FILE NO 2427639

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STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, a Notary Public in and for said County and State, personally appeared **PETER ZAROB, AUTHORIZED SIGNER of HOMES OF DISTINCTION, LLC** and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 29<sup>th</sup> day of MARCH, 2024.

Commission Number: 784041  
My commission expires: 2/11/2027  
Resident of LAKE County

Signature Tia Lipscomb  
Printed TIA LIPSCOMB, Notary Public

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45  
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303  
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: **GRANTEE**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: **10052 W. 133<sup>RD</sup> PLACE, CEDAR LAKE, INDIANA 46303**  
SEND TAX BILLS TO: **GRANTEE**

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. h

Tia Lipscomb  
Signature

Tia Lipscomb  
Printed Name

Property of Lake County Recorder