

# NOT AN OFFICIAL DOCUMENT

2024-11-336  
04/30/2024 11:16 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: I.D. NO. 45-15-28-208-016.000-014

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 NICHOLAS E. BANDURA AND ALYSSA R. GLINSKI, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTEES), 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 31, IN SUMMER WINDS, UNIT NO. 2, RECORDED IN PLAT BOOK 112, PAGE 09, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF 31; THENCE NORTH 89 DEGREES 32 FEET 45 INCHES WEST, ALONG THE SOUTH LINE OF SAID LOT 31, 109.30 FEET; THENCE NORTH 40 DEGREES 11 FEET 13 INCHES EAST, 194.39 FEET TO THE NORTHERLY LINE OF SAID LOT 31, BEING A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING SOUTH 62 DEGREES, 40 FEET, 09 INCHES EAST, 22.26 FEET, AN ARC LENGTH OF 22.44 TO THE EASTERLY LINE OF SAID LOT 31, THENCE SOUTH 14 DEGREES 28 FEET 16 INCHES WEST, ALONG SAID EASTERLY LINE, 143.71 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 13462 MADISON AVENUE, 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 24<sup>th</sup> day of April, 2024.

HOMES OF DISTINCTION, LLC

By:   
PETER ZAROB, AUTHORIZED SIGNOR

Community Title Company  
File No. 2326113

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA, COUNTY OF Lake SS:


Before me, a Notary Public in and for said County and State, personally appeared **PETER ZAROB, AUTHORIZED SIGNOR 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.

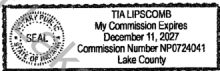
WITNESS my hand and Notarial Seal this 26<sup>th</sup> day of April, 2024.

Commission Number: 72484

My commission expires: 12/11/2027

Resident of Lake County

Signature   
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: **GRANTEES**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: **13462 MADISON AVENUE, CEDAR LAKE, INDIANA 46303**  
SEND TAX BILLS TO: **GRANTEES**

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.

  
Signature

Tia Lipscomb  
Printed Name