

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 20 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2400166
CT Schererville LLC

THIS INDENTURE WITNESSETH, that BLB St John LLC, an Indiana LLC (Grantor) CONVEY(S) AND WARRANT(S) to Philippe Home Builders, Inc. (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: No

For APN/Parcel ID(s): 45-15-03-362-006.000-015 BL

LOT R, EXCEPT THE NORTH 127.50 FEET THEREOF (MEASURED AT RIGHT ANGLES) IN THE GATES OF ST. JOHN, UNIT 1G, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 112, PAGE 75, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY; CONTAINING 0.1518 ACRES, MORE OR LESS; ALL IN LAKE COUNTY, INDIANA.

Property: 10850 Scarlet Oak Dr, Saint John, IN 46373

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 2nd day of May, 2024.

BLB St John, LLC, an Indiana limited liability company

By: Lotton Development, Inc., Manager

By: John Lotton, President

State of Indiana

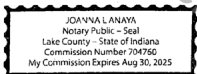
County of Lake

Before me, a Notary Public in and for said County and State, personally appeared John Lotton, as President of Lotton Development, Inc., Manager of BLB St John, LLC, an Indiana limited liability company, 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 2nd day of May, 2024

Signature: Joanna L. Anaya
Printed: Joanna L. Anaya
Resident of: Lake County
State of: INDIANA

My Commission expires: ~~March 26, 2026~~ 8/30/25



NOT AN OFFICIAL DOCUMENT

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 3500 Union Ave
Steger, IL 60475

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: Dena Phillips Farling.

Property of Lake County Recorder