

2024-5-0990
05/21/2024 09:23 AM
TOTAL FEES: 25.00
BY: SP
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

Jun 20 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE WARRANTY DEED

TAX I.D. NO.: 45-10-24-378-020.000-034

THIS INDENTURE WITNESSETH that **JT BUILDERS, INC** (GRANTOR), a corporation organized and existing under the laws of the State of **ILLINOIS** CONVEYS AND WARRANTS to **RACHEL VANDERMUDE** AND **MICHAEL PEREZ, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (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 122 IN HIGHTPOINT PRAIRIE - UNIT 3, TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 97 PAGE 4, AND AS AMENDED BY CERTIFICATE OF CORRECTION, RECORDED APRIL 27, 2005, AS DOCUMENT NO. 2005 033370, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: **215 TRILLIUM DR., DYER, INDIANA 46311**

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 duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation 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 corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 18 day of June, 2024.

JT BUILDERS, INC,
By: [Signature]
JAMES VOSS, PRESIDENT

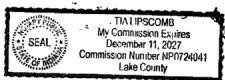
STATE OF INDIANA,
COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared **JT BUILDERS, INC., BY JAMES VOSS, PRESIDENT** respectively, who 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 18 day of June, 2024

Commission Number 724041
My commission expires: 12/11/2027
Resident of Lake County

Signature [Signature]
Printed TIA IPSCOMB Notary Public



COMMUNITY TITLE COMPANY
FILE NO 2427883

NOT AN OFFICIAL DOCUMENT

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

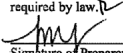
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed
or form of holding ownership. All information used supplied by title company.

Return Deed to: **GRANTEE**

Grantee street or rural route address: 215 TRILLIUM DR., DYER, INDIANA 46311

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.



Signature of Preparer



Printed Name