

DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
 LAKE COUNTY AUDITOR

CORPORATE WARRANTY DEED

File No.: CTNW2402163-JRA
 CT Highland LLC

THIS INDENTURE WITNESSETH, that Regal Building Contractors Inc. (Grantor) CONVEY(S) AND WARRANT(S) to Jamaal McGregory (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:

For APN/Parcel ID(s): 45-08-12-178-029.000-004


LOT 18, BLOCK 17, AETNA MANOR, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 28, PAGE 25, IN LAKE COUNTY, INDIANA.

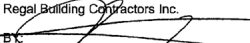
Property: 3738 E 14th Ave, Gary, IN 46403

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 duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor(s), to execute and deliver this deed; that Grantor(s) has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.


IN WITNESS WHEREOF, Grantor has executed this deed this ^{23rd} ~~20th~~ day of ^{July} ~~June~~, 2024. 
 -J.A

Regal Building Contractors Inc.
 By: 
 Justin Hanuscin, Vice-President

STATE OF INDIANA
 COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Justin Hanuscin, as Vice-President of Regal Building Contractors Inc, 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 ^{23rd} ~~20th~~ day of ^{July} ~~June~~, 2024 
 -J.A

Signature: 
 Printed: Jennifer Armes
 Resident of: Lake County
 State of: INDIANA
 My Commission expires: February 8, 2026



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

Grantee's Address and Tax Billing Address: 3738 E 14th Ave, Gary, IN 46403

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.

CHICAGO TITLE INSURANCE COMPANY