

2024-02598  
08/01/24 09:39 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILE FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY  
WARRANTY DEED

File No.: CTNW2403633-KZ  
CT CrownPoint LLC

**THIS INDENTURE WITNESSETH**, that Burr Ridge Development LLC, an Indiana limited liability company (Grantor) CONVEY(S) AND WARRANT(S) to Joseph Benedict R. Viorge and April Joy Borja Husband and Wife (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): 45-11-25-182-003.000-036

LOT 7 IN BURR RIDGE SUBDIVISION, PHASE 3 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 114 PAGE 25, AS DOCUMENT NO. 2021 035545, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.

Property: 5754 Burr Ridge Cir, Crown Point, IN 46307

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 29 day of July, 2024.

Burr Ridge Development LLC, an Indiana limited liability company  
BY: [Signature]  
John P. Carroll, Manager  
Burr Ridge Development LLC, an Indiana limited liability company



State of ILLINOIS  
County of DUPAGE

#0157

Before me, a Notary Public in and for said County and State, personally appeared John P. Carroll, as Manager of Burr Ridge Development 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 29 day of July, 2024

Signature: [Signature]  
Printed: ROXANNE HUEGE  
Resident of: HANE County  
State of: ILLINOIS  
My Commission expires: 12/02/2024

# NOT AN OFFICIAL DOCUMENT

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

**Grantee's Address and Tax Billing Address:** 5754 Burr Ridge Cir  
Crown Point, IN 46307

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