

2024-02-22 12:08:00 / 2024-02-22 11:51 AM
TO: A.S. RES. 21.00
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

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2402694
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Savannah Cove, LLC, an Indiana limited liability company (Grantor) CONVEY(S) AND WARRANT(S) to Marvin A. Whitaker ~~C.G.~~ (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: ~~C.G.~~ **Individually and as trustee The Marvin A. Whitaker Trust Dated February 13, 2016.**

For APN/Parcel ID(s): 45-12-16-155-014.000-030

LOT 7 (EXCEPT THE SOUTH 45.00 FEET AS MEASURED PERPENDICULARLY TO AND PARALLEL WITH THE SOUTH LINE OF LOT 7), IN SAVANNAH COVE - PHASE 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2023 IN BOOK 116 OF PLATS, PAGE 95 AS DOCUMENT NO. 2023-010457, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA.

Property: 7152 Grant St, Merrillville, IN 46410

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 31 day of July, 2024.

Savannah Cove, LLC, an Indiana limited liability company

BY: [Signature]

John P. Carroll, Manager
Savannah Cove, LLC, an Indiana limited liability company



#921557
Recorder

CHICAGO TITLE INSURANCE COMPANY

NOT AN OFFICIAL DOCUMENT

State of IL
County of DUPAGE

Before me, a Notary Public in and for said County and State, personally appeared John P. Carroll, as Manager of Savannah Cove, 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 31 day of July, 2024

Signature: [Handwritten Signature]

Printed: ROMANE HUEGE

Resident of: KANE County

State of: IL

My Commission expires: 12/02/2024



#921557

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

Grantee's Address and Tax Billing Address: 7152 Grant St
Merrillville, IN 46410

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

Diary of Lake County Recorder