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PG # . 2 RECORDED AS PRESENTED GINA PIMENTEL RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 16 2024 EP

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Codor Lake Residential, LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: Oakbrook of Cedar Lake, LLC, an Indiana limited liability company of Lake County in the State of Indiana, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Part of Lot 80 in Oak Brook Phase 1, a Planned Unit Development, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 116 page 39, in the Office of the Recorder of Lake County, Indiana, EXCEPT the following: Beginning at the Northeast corner of said Lot 80; thence South 04 degrees 49 minutes 16 seconds East, 141.80 feet along the East line of said Lot 80; thence South 04 degrees 49 minutes 16 seconds East, 141.80 feet along the East line of said Lot 80; thence South 11 me of said degrees 2 minutes 39 seconds West, 53.56 feet along the South line of said the North line of said Lot 80; thence East along said North being a Nontangent cypre concave Northerly having a radius of 330.00 feet, and a chord that bears North 87 degrees 31 minutes 03 seconds East 26.93 feet, a distance of 26.94 feet; thence continuing along said North line of Lot 80 North 85 degrees 10 minutes 44 seconds East, 15.79 feet to the point of Deginning.

Property Address: 10915 W. 128th Ave., Cedar Lake, IN 46303 Parcel No.: 45-15-21-155-001.000-014

- 1. Taxes for 2024 payable in 2025 and subsequent years. 2. Covenants, conditions and restrictions of record. 3. Assessments levied by Oak Brook of Cedar Lake Master Homeowners
- Association, Inc.
 Rights or claims of parties in possession not shown by the public 4. Rights
- records.

 5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.

 6. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this check on behalf of the Grantor represent and certify that they are an authorized signer of the Cantinited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 14 day of August, 2024

IN WITNESS WHEREOF, the said Cedar Lake Residential, Ltd. an Indiana I Hability company has caused this deed to be executed by Jack Slager, Authorized Signer an Indiana limited

Posidential, LLC, an Indiana Limited Liability Company

Authorized Signer STATE OF INDIANA

COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack Slager, Authorized Signer of Cedar Lake Residential, LLC and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 14 day of August, 2024.

JENNIFER L. FAULKNER Notary Public, State of Indiana Lake County Commission Number NP0740357 My Commission Expires April 07, 2030 SEAL MOIAN

My Commission Expires: 4/7/2030

L Faulkner, Notary Public

County of Residence: Lake Fidelity-Highland

FIDELITY NATIONAL TITLE FNW2401674

Fn112401674

NOT AN OFFICIAL DOCUMENT

This document prepared by: Kevin V. Hunt, Atty No 365-44-45, Schilling Development, 8900 Wicker Are., St. John, IN 46373
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. S: Kevin V. Hunt

Grantees Address and Tax Bill mailing address: 2300 Ramblewood Dr. Ste. A, Highland, IN 46322

Return to: Cakbrook of Cedar Lake, LLC, 2300 Ramblewood Dr. Ste. A. Highland, IN 46322

Property or lake County Recorder