

NOT AN OFFICIAL DOCUMENT

107-132153
09/25/2024 09:51 AM
FEE: \$25.00
BY: MA
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

Sep 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

Tax I.D. no. 45-06-36-402-008.000-027

THIS INDENTURE WITNESSETH that HOMES OF DISTINCTION, LLC (Grantor), a Indiana Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to LEE VLCEK AND MARYKATHRYN VLCEK, HUSBAND AND WIFE (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 15 IN COMMUNITY RESOURCES, INC., AN ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 98, PAGE 50 AS DOCUMENT NUMBER 2005-10228, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 10233 ALLISON ROAD, MUNSTER, IN 46321

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 member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is 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 legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 20th day of September, 2024.

HOMES OF DISTINCTION, LLC

By: Brandon Smith
HOMES OF DISTINCTION, LLC BY BRANDON SMITH, MEMBER

COMMUNITY TITLE COMPANY

FILE NO. 2427504

NOT AN OFFICIAL DOCUMENT

STATE OF Indiana
COUNTY OF Lake SS:



Before me, a Notary Public in and for said County and State, personally appeared **HOMES OF DISTINCTION, LLC, BY BRANDON SMITH, MEMBER**, 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 20th day of September, 2024.
Commission number 724041
My commission expires: 12/11/2027 Signature Tia Lipscomb
Resident of Lake County Printed Tia Lipscomb, Notary Public

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: **GRANTEES**
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **10233 ALLISON ROAD, MUNSTER, IN 46321**
SEND TAX BILLS TO: **GRANTEES**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. τ

Tia Lipscomb
Signature of Preparer

Tia Lipscomb
Printed Name of Preparer