

# NOT AN OFFICIAL DOCUMENT

02-595-26  
07/16/2024 11:08 AM  
LOCAL FEE: \$5.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 15 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2402466

**THIS INDENTURE WITNESSETH**, that BLB St. John LLC (Grantor) CONVEY(S) AND WARRANT(S) to TG Development LLC (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 10000 White Jasmine Dr, Saint John, IN 46373

**Tax ID No.:** 45-11-34-379-006.000-035

**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 9th day of October, 2024.

BLB St. John, LLC, an Indiana Limited Liability Company

BY:

\_\_\_\_\_  
Lotton Development, Inc., Member  
by Jonathan Lotton, Vice President

State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Lotton Development, Inc., Member by John Lotton, President

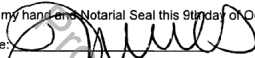
**FIDELITY NATIONAL TITLE  
FNW2402466**

# NOT AN OFFICIAL DOCUMENT

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 9th day of October, 2024

Signature:

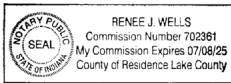


Printed: Renee J. Wells

Resident of: Lake County

State of: IN

My Commission expires: 7-8-25



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 987 Sylvia Lane  
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: Renee Wells.

**Return To:** TG Development LLC  
987 Sylvia Lane  
Crown Point IN 46307

# NOT AN OFFICIAL DOCUMENT

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-11-34-379-006.000-035**

---

LOT 428 IN THE GATES OF ST. JOHN, UNIT 13B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder