

2024-5312-3
10/15/24 4 02:38 PM
NOTARY FEES: \$25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
CLERK OF SUPERIOR COURT
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct 16 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

File No.: CTNW2404040-KZ
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Kerulis Enterprises LLC (Grantor) CONVEY(S) AND WARRANT(S) to Phil Barbercheck (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: 304 Maple St, Crown Point, IN 46307 and 612 W Porter St, 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 31st day of August, 2024.

Kerulis Enterprises LLC

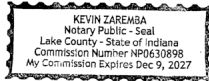
BY: Gregory Kerulis, Member
Gregory Kerulis, Member
Kerulis Enterprises LLC

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Gregory Kerulis, as Member of Kerulis Enterprises LLC, 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 31st day of August, 2024

Signature: Kevin Zarembo
Printed: Kevin Zarembo
Resident of: Lake County
State of: INDIANA
My Commission expires: December 9, 2027



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

Grantee's Address and Tax Billing Address: 528 E JOLIET ST 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.

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-16-05-102-035.000-042

PARCEL 1:

LOT 119 IN RESUBDIVISION OF LOTS 38 TO 59, INCLUSIVE AND LOTS 118 TO 135, INCLUSIVE, LIBERTY PARK HIGHLANDS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

For APN/Parcel ID(s): 45-16-05-352-008.000-042

PARCEL 2:

THE EAST 50 FEET OF LOT 1 IN BLOCK 3 IN SUNSET VIEW ADDITION TO CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder