

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2405024A
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that Prosper Estates LLC, an Indiana limited liability company (Grantor) CONVEY(S) AND WARRANT(S) to Ryan Burlison (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: 12734 Cedar Lake Rd, 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 24th day of October, 2024.

Prosper Estates LLC, an Indiana limited liability company

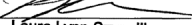
BY: 
William Dulin, Member
Prosper Estates LLC, an Indiana limited liability company

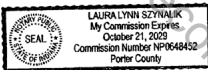
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared William Dulin, as Member of Prosper Estates 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 24th day of October, 2024

Signature: 
Printed: Laura Lynn Szyndalik
Resident of: Porter
State of: INDIANA
My Commission expires: 10-21-2029



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

Grantee's Address and Tax Billing Address: 12734 Cedar Lake Rd, 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): 45-16-19-254-022.000-041

TRACT 34 OF PLAT OF SURVEY OF THAT PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 8 WEST LYING WEST OF THE CENTERLINE OF THE CROWN POINT-LOWELL ROAD MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SW 1/4 OF THE NE 1/4 OF SAID SECTION 19 WITH THE WEST LINE OF CROWN POINT LOWELL ROAD; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID ROAD A DISTANCE OF 705.77 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID ROAD A DISTANCE OF 207.93 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 87 DEGREES 16 MINUTES A DISTANCE OF 70.08 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE NORTH LINE OF SAID TRACT A DISTANCE OF 204.59 FEET TO THE WEST LINE OF SAID ROAD; THENCE NORTH EASTERLY ALONG THE WEST LINE OF SAID ROAD A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder