

NOT AN OFFICIAL DOCUMENT

2024-540361
11/25/2024 1:38 AM
TOTAL FEES: 25.00
BY: JAS
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

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE
WARRANTY DEED

File No.: CTNW2405582-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Armani Development Inc. (Grantor) CONVEY(S) AND WARRANT(S) to Kent D. Kubacki and Pamela L. Kubacki, husband and wife (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:

For APN/Parcel ID(s): 45-10-24-377-015.000-034

LOT 160, IN HIGHPOINT PRAIRIE - UNIT 3, TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 97 PAGE 4, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED APRIL 27, 2006, AS DOCUMENT NO. 2006-033370, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 151 Primrose Dr, Dyer, IN 46314

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 duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor(s), to execute and deliver this deed; that Grantor(s) has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.


IN WITNESS WHEREOF, Grantor has executed this deed this 20 day of November, 2024.

Armani Development Inc.
BY: 
Timothy W. Dinga, President
Armani Development Inc.

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Timothy W. Dinga, as President of Armani Development Inc., 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 20 day of November, 2024

Signature: 
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026

JENNIFER ARMES
Notary Public - Seal
Lake County - State of Indiana
Commission Number NPO709320
My Commission Expires Feb 8, 2026

CHICAGO TITLE INSURANCE COMPANY

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

Grantee's Address and Tax Billing Address: 151 Primrose Dr
Dyer, IN 46311

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.

Property of Lake County Recorder