DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER PG #: 1 RECORDED AS PRESENTED GINA PIMENTEI RECORDER

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Cedax Lake Residential, LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: Oakbrook of Cedar Lake LLC, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 58, in Oak Brook Phase 2 Planned Unit Development, an Addition to the Town of Cedar Lake, Lake County, Indiana, as per plat thereof, recorded i Plat Book 118, page 20, in the Office of the Recorder of Lake County, recorded in Indiana.

Property Address: 12585 Woodside Ct., Cedar Lake, IN 46303 Parcel No.: 45-15-21-103-010.000-014

- Subject to:
 1. Taxes or 2024 payable in 2025 and subsequent years.
 2. Covenants, conditions and restrictions of record.
 3. Assessments levied by Oak Brook of Cedar Lake Master Homeowners
 - Association, Inc.
 4. Rights or claims of parties in possession not shown by the public records.

 - records.

 5. Encroachments, overlaps, boundary line disputes, or other matters which would be displosed by an accurate survey of the premises.

 6. Covenants, easements and/or restrictions, which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are an authorized signer of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 18 day of November, 2024

IN WITNESS WHEREOF, the said Cedar Lake Residential, LLC, an Indiana limited liability company has caused this deed to be executed by Jack Slager, its Authorized Signer

ential, LLC, an Indiana Limited Liability Company

Ŵ Apthorized Signer Mager,

STATE OF INDIANA COUNTY OF LAKE

ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack Slager, Authorized Signer of Cedar Lake Residential, LLC and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 18day of November 2024.

JENNIFER L. FAULKNER Notary Public, State of Indiana Lake County Commission Number NP0740387 My Commission Expires April 07, 2030 SEAL) My Commission Expires: 4/7/2030

County

Residence: Lake This document prepared by: Kevin V. Hunt, Atty No 365-44-45, Schilling Development, 8900 Wicker Ave, St. John, IN 46373
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

Grantees Address and Tax Bill mailing address: 2300 Ramblewood Dr. Ste. A, Highland, IN 46322 z to: Oakbrook of Cedar Lake LLC, 2300 Ramblewood Dr. Ste. A, Highland, IN 46322

FIDELITY NATIONAL TITLE FNW2402960

law. S: Kevin V. Hunt

Fidelity - Highland

FMW2402960