PG # · 1 RECORDED AS PRESENTED RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> Nov 22 2024 BDD PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Cedar 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 59, 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

Property Address: 12599 Woodside Ct., Cedar Lake, IN 46303 Parcel No.: 45-15-21-103-011.000-014

Subject to:

- ject to: 1. Taxes for 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 disclosed 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 heen 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

Cedar Lake Designatial, LLC, an Indiana Limited Liability Company

Authorized Signer

STATE OF INDIANA

COUNTY OF LAKE

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

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

JENNIFER L. FAULKNER Notary Public, State of Indiana Lake County Commission Number NP0740357 My Commission Expires April 07, 2030

Notary County of Residence: Lake

Public

My Commission Expires: 4/7/2030

This document prepared by: Kevin V. Hunt, Atty No 365-44-45, Schilling Development, 9900 McKer Ave, St. John, IN 46373 I affirm, under the penalties for perjury, that I have taken reasonable care to redact sech Social Security number in this document, unless required by law. S: Kevin V. Hunt

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

FIDELITY NATIONAL TITLE FNW2402962

Fidelity-Highland FNW2402962