

2015 067782

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 OCT 21 PM 2:22

MICHAEL B. BROWN
RECORDER

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
OCT 01 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

Know all Men by these presents: Hannah & Briana's Real Estate an Indiana
Limited Liability Company, Herein called 'Grantor'

For and in consideration of ten and no/100 Dollars, and other good and valuable
consideration, to it in hand paid by the party of parties identified below as Grantee
hereunder, by these presents does grant, bargain, and sell unto:

MAY M. MON

NOT OFFICIAL!

Called Grantee. All that certain real property situated in Lake County, Indiana
and more particularly described as follows:

**Legal Description: Lot 26 and the North 15 Feet of lot 25 in Block 7 in Van Liew and
Funkey's First Subdivision, the city of Gary as per plat thereof, recorded plat Book
21, page 10, in the Office of Record of LAKE COUNTY,**

Permanent Tax Number- 45-07-01-452-010.000-004

Commonly known as: 755 Ralston Street Gary Indiana 46406

To Have and to Hold the above described premises, together with all the rights and
appurtenances thereto in any wise belonging, unto the said Grantee, his heirs or
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of
record; (b) Private, public and utility easements and roads and highways. If any; (c) party
wall rights and agreements, if any; (d) existing leases and tenencies, if any; (e) special
taxes or assessments for improvements not yet completed, if any; (f) installments not due
at the date hereof of any special tax or assessments for improvements heretofore
completed, if any; (g) general real estate taxes; (h) building code violations and judicial
proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if
any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders,
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of
mineral estate.

015858

\$18.00
CASH
M-e

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

Subject as aforesaid, Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee. His heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, Grantor has caused the foregoing Limited Liability Company Warranty Deed to be executed this 25th day of September 2015.

By David Garcia
Written signature

DAVID GARCIA Agent
Printed name and Title

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.

Name Lauren Ewing

STATE OF Indiana
COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared David Garcia for Hannah & Briana's Real Estate LLC who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 25 day of September, 2015.

My commission expires:
June 17th 2019

Signature: [Signature]
Printed Name: DAVID GARCIA
Lauren Ewing

Address of Property: 755 Ralston Street Gary Indiana 46406
Permanent Tax Number: 45-07-01-452-010-000-094

This instrument prepared by:
Hannah & Briana's Real Estate LLC
755 Ralston Street
Gary IN 46406

