

2016 003007

2016 JAN 20 AM 8:41

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

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THIS INDENTURE WITNESSETH, that

Caoba Properties, LLC (Grantor)

CONVEYS AND WARRANTS TO

Gustavo Suarez Jr., ("Grantee(s)"),

for the sum of Ten Dollars and zero cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

The North 165 feet, except the East 256.55 feet thereof, the West 30 feet thereof, and the North 40 feet thereof, of the following described property:
Commencing 10 chains West of the Northeast corner of the Southwest Quarter of Section 9, Township 36 North, Range 9 West of the Second Principal Meridian; thence South 7 chains; thence West 5 chains; thence North 7 chains; thence East 5 chains, to the point of beginning, in the City of Hammond, in the Office of the Recorder of Lake County, Indiana

Property Address: 6909 McCook Avenue, Hammond, IN 46323

Tax ID #: 45-07-09-327-001.000-023

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

The undersigned hereby certifies that to the best of his knowledge & belief a certain Power of Attorney dated 12-4-15 and recorded 1-20-16 as Document # 2016 003007 has not been revoked by the death of the principal, nor by voluntary revocation by the principal.

[Signature]

IN WITNESS WHEREOF, Grantors have executed this Deed this 11th day of January, 2016.

Caoba Properties, LLC

*Caoba Properties LLC by Jorge Bautista
member by Abel Bautista his attorney in fact.*

By Jorge Bautista member, by Abel Bautista his attorney in Fact

COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of January, 2016 personally appeared Caoba Properties, LLC, Jorge Bautista by Abel Bautista his attorney in fact who acknowledged the execution of the foregoing Deed as their free and voluntary act.

*18c-
LST
DM*

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 20 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

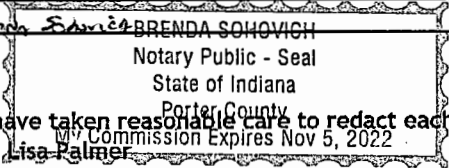
~~NO SALES DISCLOSURE NEEDED~~

Approved Assessor's Office

By: _____

20323

My Commission Expires: 11/5/2022 Signed: AS
Resident of: Porter County of: IN Printed: Brenda Schovitch



Redaction Statement: I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Lisa Palmer

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383
Grantee's & Mail tax bills to: 6909 McCook Ave, Hammond, IN 46323
Liberty Title File: T8V15001322

