

CORPORATE WARRANTY DEED

RT 1605064

THIS INDENTURE WITNESSETH, That SC CAPITAL PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, GRANTOR, organized and existing under the laws of the State of COLORADO, CONVEYS AND WARRANTS TO:

ALVARO GONZALEZ GARCIA, GRANTEE.

Of Lake County, in the State of INDIANA, for the sum of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Legal Description: Lot 55 in Block 15 in J. Wm. Eschenberg's State Line Addition to Hammond, as per plat thereof, recorded in Plat Book 2 page 2, in the Office of the Recorder of Lake County, Indiana.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is: Commonly known as: 4402 Clark Avenue, Hammond, IN 46327. Parcel No.: 45-02-25-151-046.000-023

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the duly authorized managing member of Grantor and is fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 25<sup>th</sup> day of MAY 2016

SC CAPITAL PARTNERS, LLC

By CHRIS PITANIELLO, MANAGING MEMBER

STATE OF Colorado, COUNTY OF Douglas, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared: CHRIS PITANIELLO, of SC CAPITAL PARTNERS, LLC and acknowledged the 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<sup>th</sup> day of May, 2016.

My Commission Expires 8-13-17

Kaycee Lockridge Signature of Notary Public

Resident of Douglas County, Colorado

Kaycee Lockridge Printed Name of Notary Public

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. Thomas L. Kirsch

This instrument prepared by: THOMAS L. KIRSCH, 131 RIDGE RD. MUNSTER, IN 46321, Attorney at Law

Grantees Address: 4402 Clark Avenue, Hammond, IN 46327

Send Tax Bill to: 4402 Clark Avenue, Hammond, IN 46327

KAYCEE LOCKRIDGE Notary Public State of Colorado Notary ID 20134043031 My Commission Expires Aug 13, 2017

17.00 18. - OK# 18 20 50 0751 for now com



CHICAGO TITLE INSURANCE COMPANY

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2016 JUN -2 11:10:49

2016 031049

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

JUN 01 2016

JOHN E. PETALAS LAKE COUNTY AUDITOR