

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 049576

2017 AUG -9 AM 9:29

MICHAEL B. BROWN
RECORDER

Property Number:
45-11-07-227-005.000-034

Tax Mailing Address:
235 Margraf ct.
Dyer IN. 46311

WARRANTY DEED

THIS INDENTURE WITNESSETH that Todd A. Hoenstine, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

NOT OFFICIAL!

JSSG Ventures, L.L.C.,

This Document is the property of

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$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:

Lot 5 in East Suburban Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 31, page 13, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1425 East End Avenue
Dyer, IN 46311

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

IN WITNESS WHEREOF, Todd A. Hoenstine has executed this WARRANTY DEED on this

23 day of July, 2017.

Todd A. Hoenstine
Todd A. Hoenstine

(Warranty Deed - Page 1 of 2)

IN 002237

FILED FOR GREATER INDIANA TITLE COMPANY
DUAL FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 09 2017

026219

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-
CK.# 021864
rr

State of ^{CO.} Indiana)
) SS:
County of ~~Lake~~ ^{JEFFERSON})

Before me, the undersigned Notary Public in and for said County and State, personally appeared Todd A. Hoenstine and acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 29 day of July, 2017.

Document is NOT OFFICIAL!

This Document is the property of the Notary's County Recorder!

EMILY DANA BOYTE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174027191
MY COMMISSION EXPIRES 06/28/2021

Notary's Printed Name: EMILY DANA BOYTE

Notary's County of Residence: JEFFERSON

Notary's Commission Expires: 06.28.2021

After recording return to and Mailing Address of Grantee: JSSG VENTURES, L.L.C.



235 Margraf Ct. Dyer IN. 46311

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN002237.

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. Chris Fox