

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 OCT -3 AM 11:16

2017 067017

CTNW1700724

WARRANTY DEED

MICHAEL B. BROWN
RECORDER

THIS INDENTURE WITNESSETH, That Civic Properties, LLC (Grantor) **CONVEYS(S) AND WARRANT(S)** to Edith Garza (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

LOT 15, EXCEPT THE NORTH 15 FEET THEREOF BY PARALLEL LINES, AND LOT 16, EXCEPT THE SOUTH 5 FEET THEREOF BY PARALLEL LINES, IN BLOCK F IN GARY BEACH 2ND SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 314 Miami St, Gary, IN 46403-2063

Tax ID No.: 45-05-32-328-027.000-004

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are member(s) of Grantor and has/have been fully empowered, by proper resolution or by the Operating Agreement, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; that the Grantor is a limited liability company in good standing in the State of Indiana; 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 27th day of September, 2017

Civic Properties, LLC

By Matthew Scheltens, member
(printed name & title)

STATE OF INDIANA)

COUNTY OF LAKE) §.

Before me, a Notary Public in and for said County and State, personally appeared Matthew Scheltens as member of Civic Properties, LLC, an Indiana limited liability company, who 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 on the 27th day of September, 2017

KATHERINE E. ADAMS

Seal

Notary Public - State of Indiana
Lake County

My Commission Expires Dec 5, 2024

(Signature of Notary Public)

Printed Name of Notary Public:

Resident of _____ County, Indiana

My Commission expires: _____

Prepared by: J. David Clossin for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 314 Miami St, Gary, IN 46403-206346321

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 Dena Phillips Farling CTNW1700724

Return to: 314 Miami St, Gary, IN 46403-2063

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 02 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

031707

25-RM

1820503741

CHICAGO TITLE INSURANCE COMPANY

