

2017 083560

2017 DEC 11 AM 9:58

MICHAEL B. BROWN  
RECORDER

**CORPORATE WARRANTY DEED**

THIS INDENTURE WITNESSETH, That **RUSTBELT, LLC, AN INDIANA LIMITED LIABILITY COMPANY**, GRANTOR, organized and existing under the laws of the State of INDIANA, CONVEYS AND WARRANTS TO:

**ESMERALDA SALAZAR, GRANTEE.** *ES.*

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:

**Lots 18 and 19 in Block 10 in Jackson Terrace, in the City of Hammond, as per plat thereof, recorded in Plat Book 17 page 22, 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: **7131 Monroe Avenue, Hammond, IN 46324**  
Parcel No.: **45-06-12-477-010.000-023**

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 1st day of December, 2017.

**RUSTBELT, LLC**

By *Patrick Dempsey*  
**PATRICK DEMPSEY, MEMBER**

**STATE OF INDIANA, COUNTY OF LAKE, SS.**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared: **PATRICK DEMPSEY**, of **RUSTBELT, 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 1st day of December, 2017.

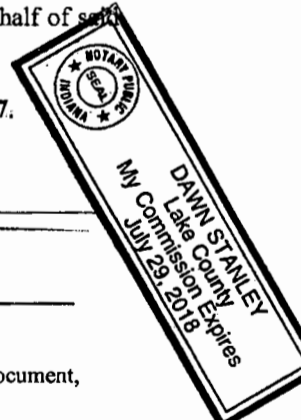
My Commission Expires 7/29/18

*[Signature]*  
Signature of Notary Public

Resident of: **LAKE** County, Indiana.

**DAWN STANLEY**

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: **7131 Monroe Avenue, Hammond, IN 46324**

Send Tax Bill to: **7131 Monroe Avenue, Hammond, IN 46324**

**FIDELITY NATIONAL  
TITLE COMPANY**  
*FR1710147 LC*

FIDELITY - HIGHLAND / *Region*

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER *FR1710147*

DEC 08 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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