

2019-082111

2019 Nov 27

12:00 PM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

**LIMITED LIABILITY COMPANY  
WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT **Dakota Properties LLC**, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO **Frank Coromoto Briceno** of Travis County in the State of Texas for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

**Lot 185, in Englehart's Country Club Manor, as per plat thereof, recorded in Plat Book 24, page 75, in the Office of the Recorder of Lake County, Indiana.**

Commonly known as 1017 West 62nd Avenue, Merrillville, IN 46410

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana, that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 22<sup>nd</sup> day of November, 2019.

Dakota Properties LLC

BY:

*Darrell Audiss, Managing Member*  
Printed Name and Title

STATE OF INDIANA

COUNTY OF LAKE

I, Jennifer Waters, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Darrell Audiss who having been duly sworn, stated that he/she is Managing Member of Dakota Properties LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty 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 official seal, this 22<sup>nd</sup> day of November, 2019.

Jennifer Waters, Notary Public  
My Commission Expires: September 20, 2025

MAIL TAX BILLS TO: Frank Coromoto Briceno

TAX KEY NO(S): 45-12-09-127-008.000-030

GRANTEE(S) ADDRESS: 1112 Desert Willow Loop, Austin, TX 78748

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law

325 N. Main, Crown Point, IN 46307, 219-662-2977

File No.: IN-19-61483-01

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:

INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
CROWN POINT, IN 46307

DULY ENTERED FOR TAXATION SUBJECT  
ANNUAL ACCEPTANCE FOR TRANSFER

NOV 27 2019 044228

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

\$ 25,000  
JAB  
# 274600