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2019-085350

2019 Dec 10 3:23 PM

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

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 101
Coraopolis, PA 15108

Commitment Number: DEF1918382-A

Document is NOT OFFICIAL!

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-09-07-102-007.000-004

SPECIAL/LIMITED WARRANTY DEED

IBAT Holdings IN, LLC, hereinafter grantor, whose tax-mailing address is **1608 S Ashland Ave #54905, Chicago, IL 60608**, for \$5,450.00 (Five Thousand Four Hundred Fifty Dollars and Zero Cents) in consideration paid, conveys and warrants, with covenants of limited warranty, to **ISAAC VASQUEZ**, a single man, hereinafter grantee, whose tax mailing address is **2436 Old Hobart Rd., Lake Station, IN 46405**, the following real property:

Lot 76 in Block 3 in Aetna Manor Third Subdivision in Gary, as per plat thereof, recorded in Plat Book 29, Page 74 in the Office of the Recorder of Lake County, Indiana.
Property Address is: 5103 E 10TH AVE., GARY, IN 46403

Prior instrument reference: **2018-13846**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 10 2019

054202

JOHN E. PETALAS
LAKE COUNTY AUDITOR

525100
63497
DB

Executed by the undersigned on 11/20, 2019:

IBAT Holdings IN, LLC

By: [Signature]

Its: officer

STATE OF Colorado
COUNTY OF El Paso

The foregoing instrument was acknowledged before me on 11/20, 2019 by J Bell its officer on behalf of **IBAT Holdings IN, LLC** who is personally known to me or has produced [Signature] as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

BRIANNA GILLASPIE
Notary Public
State of Colorado
Notary ID # 20184023448
My Commission Expires 06-05-2022

[Signature]
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.

[Signature]

By: Jay A. Rosenberg



This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: DEF1918382-A.