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2020-028147

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

2020 May 21

9:50 AM

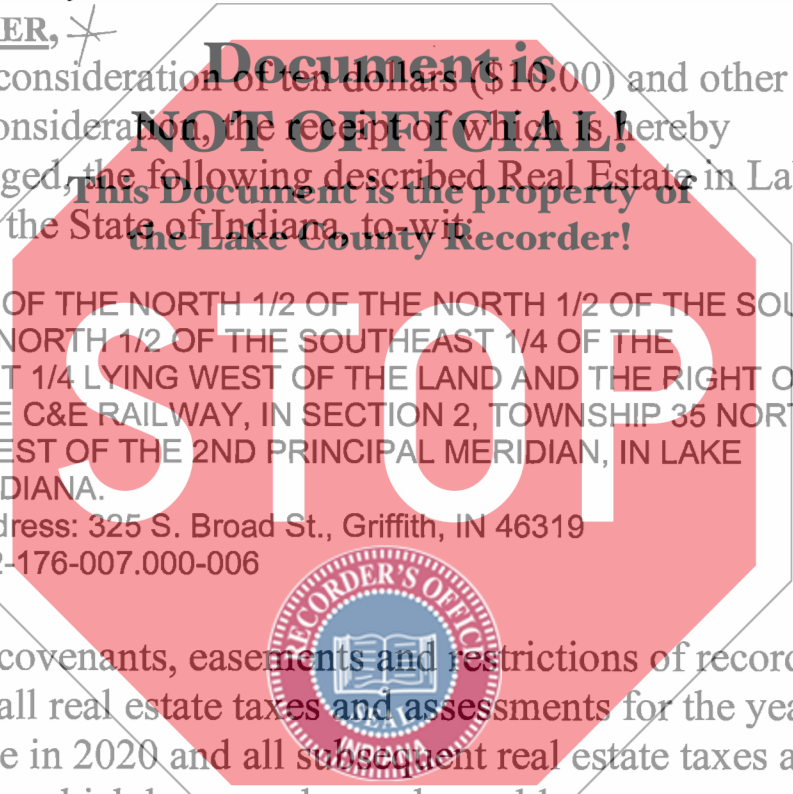
WARRANTY DEED

T HIS INDENTURE WITNESSETH, that

Gem Property LLC, an Indiana limited liability company,
Conveys and Warrants to

RICK BAKER, *

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to wit:



THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE LAND AND THE RIGHT OF WAY OF THE C&E RAILWAY, IN SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

Common Address: 325 S. Broad St., Griffith, IN 46319
PIN 45-11-02-176-007.000-006

Subject to covenants, easements and restrictions of record.
Subject to all real estate taxes and assessments for the year 2019 and payable in 2020 and all subsequent real estate taxes and assessments which become due and payable.

The undersigned person(s) executing this Warranty Deed on behalf of Grantor limited liability company represent(s) and warrant(s) that he is the sole member of Grantor limited liability company and has been fully empowered by proper resolution and operating agreement to execute and deliver this Warranty Deed, that Grantor limited liability company is validly existing and is in good standing and has full entity capacity to convey the Real Estate

20BAR49144 1072

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2020


JOHN E. PETALAS
LAKE COUNTY AUDITOR

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E R M

described herein, and that all necessary action for the making of this conveyance has been taken and done.

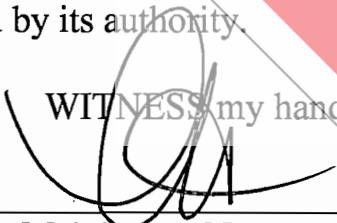
IN WITNESS WHEREOF, the above-named grantor, Gem Property LLC, has caused this Warranty Deed to be executed by its member this 8th day of May, 2020.

Gem Property LLC

By:  **This Document is the property of the Lake County Recorder!**
Hrisovalantis Petsalis, sole member

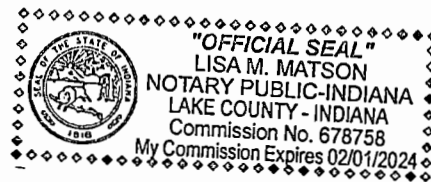
STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hrisovalantis Petsalis, sole member of Grantor limited liability company, and acknowledged the execution of the foregoing instrument for and on behalf of Grantor limited liability company and by its authority.



WITNESS my hand and Notarial seal this 8th day of May, 2020.

Lisa M. Matson, Notary Public
My Commission Expires: 02/01/2024
My County of Residence: Lake
My Commission No.: 678758



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist

This instrument prepared by:

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.

* *Grantee address, and Send tax bills to:*

Rick Baker, 325 S. Broad St., Griffith, IN 46319

PLEASE RETURN TO:
BARRISTER TITLE
15000 S CICERO AVE #300
OAK FOREST, IL 60452

