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2020-049051

2020 Jul 30

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

WARRANTY DEED

(CONCLUDES LAND CONTRACT RECORDED AS DOCUMENT NO. 2014-070694)

THIS INDENTURE WITNESSETH, that REAL ESTATE MANAGEMENT LLC, successor in interest to INDIANA AUCTION VENTURES LLC, successor in interest to INDIANA OPERATOR PARTNERSHIP LLC, a/k/a INDIANA OPERATORS PARTNERSHIP ("Grantor"), CONVEYS AND WARRANTS to MICHELLE D. CRAWFORD, of Lake County in the State of Indiana, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS all rights, title and interests to the following described real estate in Lake County, Indiana:

The South 18 feet of Lot 4, and the North 22 feet of Lot 5, in Block 15, in the Resubdivision of Gary Land Company's 13th Subdivision, in the City of Gary, as per plat thereof recorded in Plat Book 19, page 10, in the Office of the Recorder of Lake County, Indiana.

Tax Key No. 45-08-02-303-004.000-004

commonly known as 621 Mississippi Street, Gary, Indiana 46402.

Subject to the following:

1. All Real Estate taxes and assessments;
2. All Easements, conditions, restrictions, limitations, reservations, liens and covenants in prior instruments of record.

All mailings to: MICHELLE D. CRAWFORD
Grantor: 621 Mississippi Street
Gary, IN 46402

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 30 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

024587

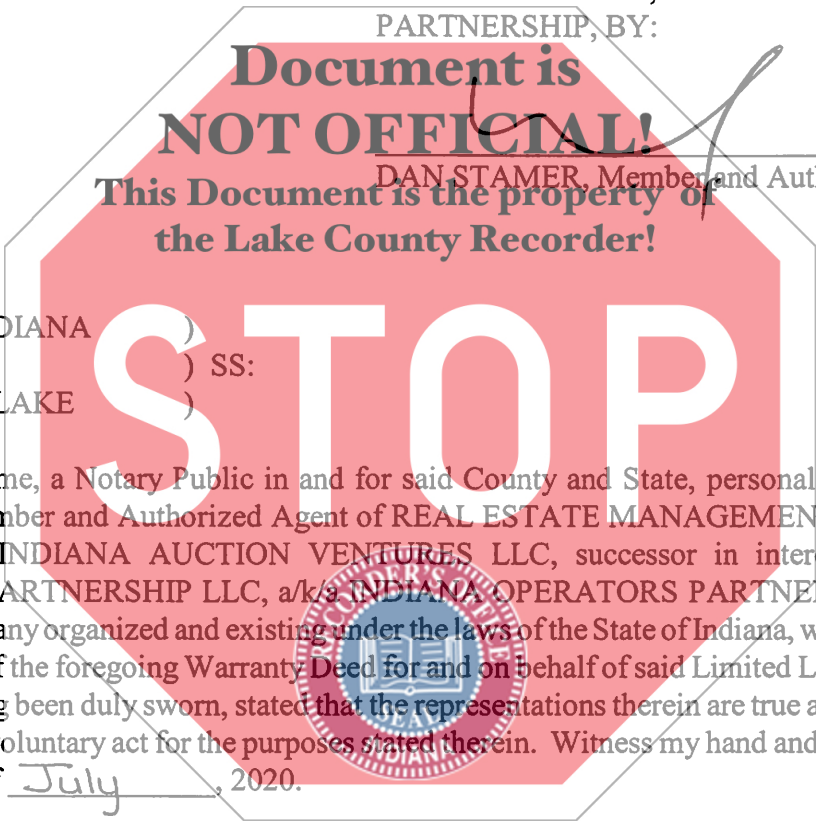
The undersigned person executing this deed on behalf of said grantor Limited Liability Company represents and certifies that he is a Member and authorized agent of said company and has been fully empowered, by proper resolution of the members of said company to execute and deliver this deed; that the grantor company has full capacity to convey the real estate described herein and

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that all necessary membership and company action for the making of such conveyance has been taken and done.

28th IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed this day of July, 2020.

REAL ESTATE MANAGEMENT LLC, successor in interest to INDIANA AUCTION VENTURES LLC, successor in interest to INDIANA OPERATOR PARTNERSHIP LLC, a/k/a INDIANA OPERATORS PARTNERSHIP, BY:



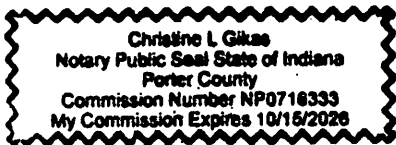
DAN STAMER, Member and Authorized Agent

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

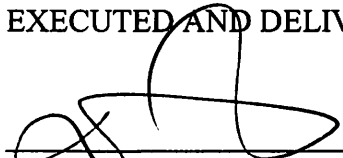
Before me, a Notary Public in and for said County and State, personally appeared DAN STAMER, Member and Authorized Agent of REAL ESTATE MANAGEMENT LLC, successor in interest to INDIANA AUCTION VENTURES LLC, successor in interest to INDIANA OPERATOR PARTNERSHIP LLC, a/k/a INDIANA OPERATORS PARTNERSHIP, a Limited Liability Company organized and existing under the laws of the State of Indiana, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Limited Liability Company, and who, having been duly sworn, stated that the representations therein are true and executed same as his free and voluntary act for the purposes stated therein. Witness my hand and Notarial Seal this 28th day of July, 2020.

MY COMMISSION EXPIRES:
10/15/2020

Christine L. Gikas
CHRISTINE L. GIKAS, NOTARY PUBLIC
Residing in Porter County, Indiana



EXECUTED AND DELIVERED in my presence:



RICK C. GIKAS, Witness

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared RICK C. GIKAS, being known to me to be the person whose names is subscribed as a witness to the foregoing instrument, who being duly sworn by me, deposes and says that the foregoing instruments was executed and delivered by DAN STAMER, Member and Authorized Agent of REAL ESTATE MANAGEMENT LLC, successor in interest to INDIANA AUCTION VENTURES LLC, successor in interest to INDIANA OPERATOR PARTNERSHIP LLC, a/k/a INDIANA OPERATORS PARTNERSHIP, in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction. Witness my hand and Notarial Seal this 28th day of July, 2020.

MY COMMISSION EXPIRES:
10/15/2026



CHRISTINE L. GIKAS, NOTARY PUBLIC
Residing in Porter County, Indiana



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.

PREPARED BY:


RICK C. GIKAS, Attn'y No. 8196-45
414 East 86th Avenue, Merrillville, IN 46410
(219) 769-7405