

2020-054803

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

2020 Aug 21

9:31 AM

LIMITED LIABILITY COMPANY  
WARRANTY DEED

2

THIS INDENTURE WITNESSETH THAT: Reliable Properties, LLC ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO David J. Garcia, a single man of Lake County in the State of Indiana 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 20 in Block 13 in Cline Gardens Second Addition, in the City of Hammond as per plat thereof, recorded in Plat Book 32 page 31, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 6630 Ohio Avenue, Hammond, IN 46323

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 14 day of August, 2020.

Reliable Properties, LLC

BY:

*Tobini Favian Rodriguez*  
Tobini Favian Rodriguez  
Printed Name and Title  
Member/Manager

EXECUTED AND DELIVERED in my presence:

Witness' Signature:

*Donna J. ...*  
Donna J. ...

Witness' Printed Name:

MAIL TAX BILLS TO:

David J. Garcia

TAX KEY NO(S):

45-07-10-226-045-000-023

GRANTEE(S) ADDRESS:

6630 Ohio Avenue, Hammond, In 46323  
6630 Ohio Avenue, Hammond, In 46323

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law  
325 N. Main, Crown Point, IN 46307, 219-662-2977  
File No.: IN-20-63056-01

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:

*Douglas R. Kvachkoff*

043052

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

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

AUG 20 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25-  
JHE 21942 D

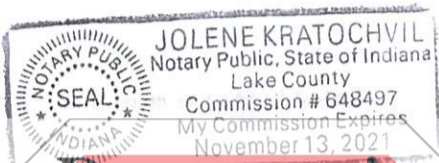
STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Taxani Farnan Rodriguez  
an authorized member/manager of **Reliable Properties, LLC**, and acknowledged the execution of the  
foregoing Limited Liability Company Warranty Deed, and who having been duly sworn, stated that the  
representations contained therein are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19  
day of August, 2020.

Jolene Kratochvil

Notary Public: JOLENE KRATOCHVIL  
Commission Expires: 11/13/2021  
Commission No.: 671185  
County of Residence: LAKE



STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

Before me, a Notary Public in and for said County and State, personally appeared Donna Dyer  
(Witness), being known or proved to me to be the person whose name is subscribed as a witness to the  
foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was  
executed and delivered by Taxani Farnan Rodriguez of **Reliable Properties, LLC**  
in the foregoing subscribing witness' 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.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19  
day of August, 2020.

Jolene Kratochvil

Notary Public: JOLENE KRATOCHVIL  
Commission Expires: 11/13/2021  
Commission No.: 671185  
County of Residence: LAKE

