

2020-054810

2020 Aug 21

9:31 AM

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

LIMITED LIABILITY COMPANY WARRANTY DEED

3
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 **Andrew Kim** of DuPage County in the State of Illinois 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: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

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 17th day of August, 2020.

Dakota Properties, LLC

BY:

Darrell Audiss
Printed Name and Title *Managing Member*

EXECUTED AND DELIVERED in my presence:

Witness' Signature: *[Signature]*

Witness' Printed Name: *Bonnie [Signature]*

MAIL TAX BILLS TO: **Andrew Kim**
100 N Addison Ave, Unit 332, Elmhurst, IL 60126
TAX KEY NO(S): **45-12-15-101-005.000-030**
GRANTEE(S) ADDRESS: **100 N Addison Ave, Unit 332, Elmhurst, IL 60126**
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: **IN-20-62168-01**

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: *[Signature]*

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

043056
DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

AUG 20 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-
#27942 A

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, 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 Corporate 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 17th day of August, 2020.

Deborah Ann Wajvoda, Notary Public
A Resident of Jasper County
My Commission Expires: June 16, 2027
My Commission No. NP0720820

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Deborah Ann Wajvoda
Notary Public Seal State of Indiana
Jasper County
Commission Number NP0720820
My Commission Expires 06/16/2027

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Jennifer Waters (Witness) being known 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 Darrell Audiss, Managing Member of **Dakota Properties, LLC** (Grantor) 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 official seal, this 17th day of August, 2020.

Deborah Ann Wajvoda, Notary Public
A Resident of Jasper County
My Commission Expires: June 16, 2027
My Commission No. NP0720820

Deborah Ann Wajvoda
Notary Public Seal State of Indiana
Jasper County
Commission Number NP0720820
My Commission Expires 06/16/2027



Part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point 320.48 feet South of the Northwest corner of said 1/4 1/4 Section; thence running East 330 feet to a point; thence running South 60 feet to a point; thence running West 330 feet to a point; thence running North 60 feet to the place of beginning, EXCEPT the East 30 feet thereof. ALSO EXCEPTING that part deed to the State of Indiana recorded January 31, 2001 as Document No. 2001-007046, described as follows: A part of the Northeast Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 8 West, Lake County, Indiana, and being that part of the Grantor's land lying within the right-of-way lines depicted on the attached rights-of-way parcel plat marked Exhibit "B", described as follows: Beginning on the West line of said Section South 0 degrees 10 minutes 49 seconds East 97.682 meters (320.48 feet) from the Northwest corner of said Section, designated at point "2" on the said plat, which point of beginning is the Northwest corner of the Grantor's land; thence South 89 degrees 55 minutes 31 seconds East 18.091 meters (59.35 feet) along the North line of Grantor's land; thence South 0 degrees 14 minutes 00 seconds East 18.288 meters (60.00 feet) to the South line of the Grantor's land; thence North 89 degrees 55 minutes 31 seconds West 18.108 meters (59.41 feet) along the South line to the West line of said Section; thence North 0 degrees 10 minutes 49 seconds West 18.288 meters (60.00 feet) along said West line to the point of beginning and containing 0.0331 hectares (0.082 acres) more or less, inclusive of the presently existing right-of-way which contains 9.0223 hectares (0.055 acres) more or less, for the net additional taking of 0.0108 hectares (0.027 acres) more or less.

Commonly known as 6925 Broadway, Merrillville, IN 46410

The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

