

2020-072910

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

2020 Oct 14 8:33 AM

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **Ridgeland Investment Group, LLC** ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Illinois, CONVEYS AND WARRANTS TO: **Sandra Garza** of Cook 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:

Lots 33 and 34 in Block 22 in Norcott's Addition to Indiana City in the City of Gary, as per plat thereof, recorded in Plat Book 1 page 14, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 7632-7638 Maple Avenue, Gary, IN 46403

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 Illinois; 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 9th day of October, 2020.



Ridgeland Investment Group, LLC

BY: Josette Fourte
Josette Fourte
Manager

EXECUTED AND DELIVERED in my presence:

Witness' Signature: Donna Dyan

Witness' Printed Name: Donna Dyan

MAIL TAX BILLS TO: Sandra Garza
~~737 N. Oak~~ 9310 Oak Avenue, Gary, In 46403

TAX KEY NO(S): 45-05-32-228-022.000-004
GRANTEE(S) ADDRESS: 9310 Oak Avenue, Gary, In 46403

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: **IN-20-63616-02**

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: Jalene Kytocul

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

043742

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-2M

#28107

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **Josette Fourte, Manager of Ridgeland Investment Group, 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 9 day of October, 2020.

Jolene Kratochvil

Notary Public: JOLENE KRATOCHVIL
Commission Expires: 11/13/2021
Commission No.: 648497
County of Residence: Lake



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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Before me, a Notary Public in and for said County and State, personally appeared Donna Dyck (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 **Josette Fourte, Manager of Ridgeland Investment Group, 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 9 day of October, 2020.

Jolene Kratochvil

Notary Public: JOLENE KRATOCHVIL
Commission Expires: 11/13/2021
Commission No.: 648497
County of Residence: Lake

