

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-008945

9:18 AM 2021 Jan 29

Property Number:
45-08-04-451-008.000-004

Tax Mailing Address:
~~750 VAN BUREN ST #752~~
~~GARY IN 46402-2231~~

COMPANY WARRANTY DEED

3550 Maryland St
Gary, IN 46409

THIS INDENTURE WITNESSETH that Advantage Real Estate of Indiana, LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Eugene Cannon,

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lots Numbered Twenty-Seven (27) and Twenty-Eight (28) in Block 28, in Gary Land Company's First Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 6, page 15, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 750-752 Van Buren Street
Gary, IN 46402

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways, streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2020 payable in 2021 and thereafter.

IN WITNESS WHEREOF, Advantage Real Estate of Indiana, LLC has executed this Company Warranty Deed on this 19th day of January, 2021.

Advantage Real Estate of Indiana, LLC

By: _____

Miguel Garcia

Printed Name: _____

Miguel Garcia

Title: _____

President

(Company Warranty Deed – GITC File No. IN009639 – Page 1 of 3)

J1009639
Greater Indiana Title Company

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JAN 28 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
20154
D

NOT AN OFFICIAL DOCUMENT

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Mr. Guel Carza as D. Membre, of Advantage Real Estate of Indiana, LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its voluntary act for the purposes stated therein, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 19th day of January, 2021.



Notary's Signature: [Signature]
Notary's Printed Name: Corina Casler

Notary's County of Residence: _____
Notary's Commission Expires: 8-10-28

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

[Signature]
Witness's Signature

Carol Dumas
Witness's Name (must be typed or printed)

PROOF:

State of Indiana)
) SS:
County of Lake)

Before me, a Notary Public in and for said County and State, personally appeared Carol Dumas, the above WITNESS to the

NOT AN OFFICIAL DOCUMENT

foregoing instrument, 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, did depose and say that he/she knows

Michael Garcia _____ Donkey _____

of Advantage Real Estate of Indiana, LLC, Grantor, to be the individual described in and who executed the foregoing instrument for and on behalf of said Grantor; that said WITNESS was present and saw

Michael Garcia _____ Donkey _____

execute the same for and on behalf of Grantor; that said WITNESS at the same time subscribed his/her name as a witness thereto; and that said 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 19th day of January, 2021.



Notary's Signature: _____

Notary's Printed Name: Corina Castel Ramos

Notary's County of Residence: Polk

Notary's Commission Expires: 8-19-28

After recording return to and Mailing Address of Grantee: Eugene Cannon
750 VAN BUREN ST #752
GARY IN 46402-2231

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN009639.