

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-019866

8:34 AM 2021 Mar 5

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2100592-DS

**THIS INDENTURE WITNESSETH**, that O Properties, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Telisha Marie Hinton (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 5411 Pierce St, Merrillville, IN 46410

**Tax ID No.:** 45-12-04-129-004.000-031

**Subject** to all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject** to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 2nd day of March, 2021.

O Properties, LLC

BY: Dave Overman, Managing Member

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Dave Overman, as Managing Member of O Properties, LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 2nd day of March 2021

Signature: [Signature]  
Printed: Dawn Stanley  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 29, 2026



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 04 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**Grantee's Address and Tax Billing Address:** 5411 Pierce St  
Merrillville, IN 46410

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: Dawn Stanley.

FIDELITY - HIGHLAND

FIDELITY NATIONAL  
TITLE COMPANY

Fnw 2100592

FNW2100592

25.  
CK#1820704996

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**EXHIBIT "A"**  
Legal Description

**Return To:** Telsa Marie Hinton  
5411 Pierce St  
Merrillville, IN 46410

Property of Lake County Recorder

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 45-12-04-129-004.000-031

LOT 33 IN BLOCK 17 IN MEADOWDALE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 52, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder