

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-507306, I

2021 507306

09/05/2021 01:14PM

Total Fees: 25.00

By: TS

Pg #: 1

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

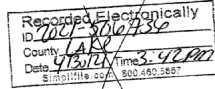
GINA PINENTEL

RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 05 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



## LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: **Armstrong Family Trust, LLC**, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO **Sandra Garza and Mauricio Shelly, as joint tenants with rights of survivorship** 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:

All of Lot 22, Block 23, ~~Norbert's~~<sup>Norcott's</sup> Addition to Indiana City in the City of Gary, as shown in Plat book 1, page 14, Lake County, Indiana

Commonly known as 5718 Maple Avenue, Gary, IN 46403


Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents 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.

This deed is executed pursuant to the authority conferred by Power of Attorney executed by **Justin Stanley** and recorded prior to this deed. The said **Michael Kvachkoff, Attorney in Fact**, does hereby certify under oath that **Justin Stanley** is now living and, to his knowledge, has not revoked said Power of Attorney.

IN WITNESS WHEREOF, the said **Armstrong Family Trust, LLC** by **Michael Kvachkoff, Attorney in Fact** has hereunto set his hand and seal, this 29 day of April, 2021.

Armstrong Family Trust, LLC

BY:   
Michael Kvachkoff, Attorney in Fact

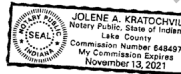
STATE OF INDIANA

COUNTY OF LAKE

I, **Jolene Kratochvil**, a Notary Public for the County of Lake and State of Indiana, do hereby certify that **Michael Kvachkoff, Attorney in Fact** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of April, 2021.

  
Notary Public: Jolene Kratochvil  
My Commission Expires: November 13, 2021



MAIL TAX BILLS TO: **Sandra Garza and Mauricio Shelly**  
4310 Oak Avenue, Gary, IN 46403

TAX KEY NO(S): 45-05-32,205-022,000-004

GRANTEE(S) ADDRESS: 4310 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-21-64383-02

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.

No Sales Disclosure Needed  
May 05 2021  
By: FGR  
Office of the Lake County Assessor

Re-Recording to correct legal description