NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2021-044284

2021 Jun 28 8:33 AM

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Dakota Properties, LLC, an Indiana limited liability company, Conveys and Warrants to

MATTHEW HOLMAN, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

LOT 13 IN BLOCK 2 IN SCHREIBER ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 7326 Jefferson Avenue, Hammond IN 46324 PIN: 45-06-13-228-018.000-023

Subject to covenants, easements, and restrictions of record. Subject to all real estate taxes and assessments for the year 2020 and payable in 2021 and all subsequent real estate taxes and assessments which become due and payable.

The undersigned person(s) executing this Warranty Deed on behalf of Grantor limited liability company represent(s) and warrant(s) that he is a member of Grantor limited liability company and has been fully empowered by proper resolution and the operating agreement to execute and deliver this Warranty Deed, that Grantor limited liability company is validly existing and is in good standing and has full entity capacity to convey the Real Estate described herein, and that all necessary action for the making of this conveyance has been taken and done. Pecorder

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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 2 5 2021

JOHN E. PETALAS

MOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the above-named grantor, Dakota Properties, LLC, has caused this Warranty Deed to be executed by its member this June 21, 2021.

Dakota Properties, LLC

By:
Darrett Audiss, member

STATE OF INDIANA)

SS:
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Darrell Audiss, a member for Dakota Properties, LLC, of Grantor limited liability company, and acknowledged the execution of the foregoing instrument for and on behalf of Grantor limited liability company and by its authority.

WITNESS my hand and Notarial seal this June 21, 2021.

Lisa M. Matson, Notary Public My Commission Expires: 02/01/2024 My County of Residence: Lake My Commission No.: 678758



No legal opinion given to grantors or grantees regarding deed or form of holding ownership. All information used in preparation of document was supplied by title company.

I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each social security number in the document, unless required by law. Daniel W. Granquist

This instrument prepared by:

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.

Grantee mailing address, and address to mail statements:
Matthew Holman 7326 Jefferson Avenue, Hammond IN 46324

PLEASE RETURN TO: BARRISTER TITLE 5000 S CICERO AVE #300 OAK FOREST, IL 60452