

2021-517663

07/13/2021 10:42AM

Total Fees: 25.00

By: JS

Pg #: 3

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 12 2021 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number:
45-02-36-182-004.000-023

Tax Mailing Address:

1311 Butterfield Road, Suite 308
Downers Grove, IL 60515

WARRANTY DEED

THIS INDENTURE WITNESSETH that CUAUHEMOC, LTD., AS TO PARCELS 1 AND 2; RAYMUNDO A. GARCIA AS TO PARCEL 3, Grantors, of Lake County, in the State of Indiana, Conveys and Warrants to

415 Sibley, LLC,

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:

See attached EXHIBIT "A" Legal Description for all 3 parcels.

Commonly known as: 5129, 5133, 5135 Hohman Avenue
Hammond, IN 46320

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, CUAUHEMOC, LTD., AS TO PARCELS 1 AND 2; RAYMUNDO A. GARCIA AS TO PARCEL 3 has executed this Warranty Deed on this 10th of May, 2021.

CUAUHEMOC, LTD., as to Parcels 1 and 2


Raymundo A. Garcia, President


Raymundo A. Garcia, Individually, as to Parcel 3

(Warranty Deed - GITC File No. IN011722 - Page 1 of 2)

IND011722
Wuester Indiana Title Co.

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Raymundo A. Garcia, as President of Cuahtemoc, LTD. and Raymundo A. Garcia, Individually and acknowledged the execution of the foregoing Warranty Deed as his voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 10th day of May, 2021.



Notary's Signature: Cynthia Colvin

Notary's Printed Name: _____

Notary's County of Residence: _____

Notary's Commission Expires: _____

After recording return to and Mailing Address of Grantee: 415 Sibley, LLC

1311 Butterfield Road, Suite 308
Downers Grove, IL 60515

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); referencing Greater Indiana Title Company commitment no. IN011722.

EXHIBIT "A"

PARCEL 1: LOT 2 IN BLOCK 2 IN TOWNSEND & GODFREY'S ADDITION, TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: THE NORTH 1/2 OF LOT 3 IN BLOCK 2 IN TOWNSEND & GODFREY'S ADDITION, TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3: THE SOUTH 1/2 OF LOT 3 IN BLOCK 2 IN TOWNSEND & GODFREY'S ADDITION, TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 5129 Hohman Avenue, Hammond, IN 46320
Tax Number: 45-02-36-182-002.000-023

Property address: 5133 Hohman Avenue, Hammond, IN 46320
Tax Number: 45-02-36-182-003.000-023

Property address: 5135 Hohman Avenue, Hammond, IN 46320
Tax Number: 45-02-36-182-004.000-023

Property of Lake County Recorder