

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5277-6, 1

2021 5277 6
09/14/2021 02:34 PM
Total Fees: 25.00
By: TS
Pg #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 14 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

File No.: FNW2103866-TAL

THIS INDENTURE WITNESSETH, that B4 Properties, LLC legally formed as B4 Properties LLC, an Indiana Limited Liability Company (Grantor) CONVEY(S) AND WARRANT(S) to Molly Branda and William Branda, wife and husband (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: 1626-28 Kennedy Avenue, Schererville, IN 46375

Tax ID No.: 45-11-16-126-009.000-036

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 7th day of September, 2021.

B4 Properties, LLC, legally formed as B4 Properties LLC, an Indiana Limited Liability Company

BY: Marissa B. Biegel
Marissa B Biegel, Manager

**FIDELITY NATIONAL TITLE
FNW2103866**

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-277-0, 1

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Marissa B Biegel, as Manager of B4 Properties, LLC, legally formed as B4 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 7th day of September, 2021

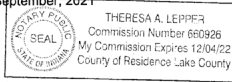
Signature: _____

Printed: Theresa A. Lepper

Resident of: Lake County

State of: INDIANA

My Commission expires: December 4, 2022



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

Grantee's Address and Tax Billing Address: 601 S Madison Ave
LaGrange IL 60525

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: Theresa Lepper.

Return To: Molly Branda and William Branda

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-11-16-126-009.000-036

PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINES OF SAID NORTHWEST 1/4, 289.6 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 16; THENCE WEST 400 FEET; THENCE SOUTH 93 FEET THENCE EAST 400 FEET; THENCE NORTH 93 FEET TO THE PLACE OF BEGINNING.

County of Lake County Recorder