

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 0021-5320-4, 1

2021-5320-4

20/12/2021 08:43AM

Total Fees: 25.00

By: RM

Pg #: 3

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 08 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Commitment Number: 210509629

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-16-10-453-006.000-042

GENERAL WARRANTY DEED

DELIA MENCHACA SEPARATE PROPERTY TRUST, DELIA MENCHACA, TRUSTEE, whose mailing address is **1348 Mackinaw Place, Schererville, IN 94612**, hereinafter grantor, for \$240,000.00 (Two Hundred Forty Thousand Dollars and Zero Cents) in consideration paid, conveys and warrants, with general warranty to **SFRES OWNER LLC**, hereinafter grantee, whose tax mailing address is **2001 Broadway, Ste 400, Oakland, CA 94612**, the following real property:

All that certain parcel of land situate in the County of Lake and State of Indiana being known and designated as follows: Lot 118 in Hamilton Square Subdivision Phase 1, as per amended plat thereof, Recorded as Document No. 2014 044921 in Plat Book 107 page 39, in the Office of the Recorder of Lake County, Indiana. Parcel Number: 45-16-10-453-006.000-042

Property Address is: 1079 E 115th Ln, Crown Point, IN 46307

Prior instrument reference: **2019-081010**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Property of Lake County Recorder

IN WITNESS WHEREOF, Grantor has executed this deed this 6 day of October, 2021:

DELIA MENCHACA SEPARATE PROPERTY TRUST, DELIA MENCHACA, TRUSTEE

By: Delia MENCHACA

Name: DELIA MENCHACA

Its: TRUSTEE

STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared DELINA MENCHACA the TRUSTEE of DELIA MENCHACA SEPARATE PROPERTY TRUST, DELIA MENCHACA, TRUSTEE who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 6 day of October, 2021.

Angela Manfre [Notary Public's Signature]

Angela Manfre [Notary Public's Printed Name]

Notary Public's commission number 637309



Seal
commission county of residence or employment Lake
commission expiration date 08/02/2028

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.

Jay A. Rosenberg
By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.