

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 17 2021 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-543658
12/20/2021 02:50 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2105406-DS

THIS INDENTURE WITNESSETH, that DZ Good Properties LLC (Grantor) CONVEY(S) AND WARRANT(S) to Ariel Miller and Nathandla Brooks, 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: 7532 Howard Avenue, Hammond, IN 46324

Tax ID No.: 45-07-18-177-034.000-023

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 14th day of December, 2021.

DZ Good Properties LLC

BY: Jesus Diaz Ruiz
Jesus Rafael Diaz Ruiz
Member

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jesus Rafael Diaz Ruiz, as Member of DZ Good 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 14th day of December 2021

Signature: [Signature]
Printed: Dawn Stanley
Resident of: Lake County
State of: INDIANA
My Commission expires: July 29, 2026



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

Grantee's Address and Tax Billing Address: 7532 Howard Avenue
Hammond, IN 46324

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: Dawn Stanley.

**FIDELITY NATIONAL TITLE
FNW2105406**

Fidelity - Highland

FNW2105406

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EXHIBIT "A"
Legal Description

Return To: Ariel Miller and Nathandla Brooks
7532 Howard Avenue
Hammond, IN 46324

Property of Lake County Recorder

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-07-18-177-034.000-023**

LOT 32, EXCEPT THE SOUTH 45 FEET THEREOF, AND THE SOUTH 35 FEET OF LOT 33 IN BLOCK 2 IN WISTERIA, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29 PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder