

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 23 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-544405
12/28/2021 10:00 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: **Reliable Properties, LLC**, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: **Timothy Joel Ramonett** of **San Joaquin** County, in the State of **California** and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

All that certain lot or parcel of land situated in the County of Lake, State of Indiana, and more particularly described as follows: Lot 3, EXCEPT the North 10 feet thereof, in Meadow Brook, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 25, page 34, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1800 West 61st Place, Merrillville, IN 46410

TAX KEY NO(S): 45-12-08-227-003.000-030

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 17th of December, 2021.

Reliable Properties, LLC

BY: *Tajani Farhan-Rodriguez*
Tajani Farhan-Rodriguez, Manager

STATE OF INDIANA

COUNTY OF LAKE

I, Jolene Kratochvil, a Notary Public for the County of Lake and State of Indiana, do hereby certify that **Tajani Farhan-Rodriguez** who having been duly sworn, stated that she is **Manager of Reliable Properties, LLC** and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this the 17th of December, 2021.

Jolene Kratochvil
Notary Public: Jolene Kratochvil
My Commission Expires: November 13, 2029



MAIL TAX BILLS TO: Timothy Joel Ramonett
3736 W. Benjamin Holt Dr. Stockton CA 95219

GRANTEE(S) ADDRESS: 3436 W. Benjamin Holt Dr. Stockton CA 95219

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-21-65664-01

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law: *Jolene Kratochvil*