

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 05 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-500988  
01/07/2022 10:28 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

***T******HIS INDENTURE WITNESSETH, that***  
Radical Properties LLC, an Indiana limited liability company,  
*Conveys and Warrants to*

MONICA WILSON,

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36, NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY INDIANA, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF WAITE STREET 30 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE EAST PARALLEL TO THE NORTH LINE THEREOF 122 FEET TO THE WEST LINE PLAN ALLEY; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY 50 FEET; THENCE WEST 122 FEET TO THE EAST LINE OF WAITE STREET; THENCE NORTH 50 TO THE PLACE OF BEGINNING.

Common Address: 3131 W. 13th Ave., Gary, IN 46404  
PIN: 45-08-07-282-001.000-004

Subject to covenants, easements, and restrictions of record.

Subject to all real estate taxes and assessments for the year 2020 and payable in 2021 and all subsequent real estate taxes and assessments which become due and payable.

The undersigned person(s) executing this Warranty Deed on behalf of Grantor limited liability company represent(s) and warrant(s) that he/she/they is/are each a member or duly elected officer or manager or other authorized representative of Grantor limited liability company and has/have been fully empowered by proper resolution or the operating agreement to execute and deliver this Warranty Deed, that Grantor limited liability company is validly existing and is in good standing and has full entity capacity to convey the Real Estate described herein, and that all necessary action for the making of this conveyance has been taken and done.

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IN WITNESS WHEREOF, the above-named grantor, Radical Properties LLC, has caused this Warranty Deed to be executed by its member or duly authorized member or duly elected officer or manager or other authorized representative this December 30, 2021.

Radical Properties LLC

By: [Signature] member Radical Properties LLC (signature)

Alfredo De Anda, member (printed)  
Alfredo De Anda, Radical Properties LLC

STATE OF INDIANA )

COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alfredo De Anda, a member or duly elected officer or manager or other authorized representative of Grantor limited liability company, and acknowledged the execution of the foregoing instrument for and on behalf of Grantor limited liability company and by its authority.

WITNESS my hand and Notarial seal this December 30, 2021.

[Signature]

Kassandra Grochowski, Notary Public

Commission Expires: 03/12/2027

County: Lake

Commission No.: NP0719132



No legal opinion given to grantors or grantees regarding deed or legal description or form of holding ownership. All information used in preparation of document was supplied by title company.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist

*This instrument prepared by:*

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.

*Grantee mailing address, and address to mail statements:*

Monica Wilson 3131 W. 13th Ave., Gary, IN 46404