

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2022-501092
01/07/2022 11:53 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Jan 06 2022 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

This Indenture Witnesseth, that Deerview Partners, LLC, an Indiana dissolved limited liability company ("Grantor"), by Ann Margaret Schmal, its Personal Representative of the Estate of Thomas Edward Schmal, Sole Member of Deerview Partners, LLC, CONVEY(S) AND WARRANT(S) to **HB Property Management, LLC, an Indiana limited liability company** (collectively, "Grantee"), for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 14212 Fairbanks Street, Cedar Lake, IN 46303 and 14214 Fairbanks Street, Cedar Lake, IN 46303, and more particularly described as:

LOTS 36 AND 37 IN ADDITION TO DEERVIEW SUBDIVISION AND REPLAT OF LOTS 14, 15 & 16 OF DEERVIEW, AN ADDITION TO CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101 PAGE 92, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No.: 45-15-35-229-014.000-043

Parcel No.: 45-15-35-229-015.000-043

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

Grantor is a limited liability company that was administratively dissolved on May 21, 2009; however, the person(s) executing this deed on behalf of Grantor is Ann Margaret Schmal, the Personal Representative of the Estate of Thomas Edward Schmal, the Sole Member, has been fully empowered by proper authority to execute and deliver this deed pursuant to the winding up of Grantor's assets, affairs, and liabilities; furthermore, that Grantor possesses the legal capacity to convey the real estate described herein pursuant to Indiana Code § 23-18-9-3, and all necessary action by the company for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 10th day of

December, 2021.

Deerview Partners, LLC

BY: Ann Margaret Schmal
Ann Margaret Schmal, Personal Representative
of the Estate of Thomas Edward Schmal, Sole
Member of Deerview Partners, LLC

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me
this _____ day of _____, 20____, by _____

Notary Public's Signature _____

My Commission Expires on _____

Notary Name _____

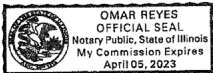
STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before
me this 10th day of December, 2021,
by Ann M. Schmal

Ann M. Schmal
Notary Public's Signature

My Commission Expires April 05, 2023

Omar Reyes
Notary Name



NOT AN OFFICIAL DOCUMENT

STATE OF ILLINOIS)
)
COUNTY OF Cook)

Before me, a Notary Public in and for said County and State, personally appeared Deerview Partners, LLC, by Ann Margaret Schmal, as Personal Representative of the Estate of Thomas Edward Schmal, Sole Member of Deerview Partners, LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10th day of December, 2021.

Signature *[Handwritten Signature]* Notary Public
Printed: Omar Reyes

My Commission Expires: April 05, 2023
My County of Residence is: Cook



File No.: IN2135005

Prepared by and return deed to:
Adrienne M. McCollister, Attorney at Law
Near North Title Group 101 East 90th Dr., Suite C, Merrillville, IN 46410

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. Adrienne M. McCollister, Attorney at Law.

Grantee mailing address and please send tax statements/notices to:

H13 Property management 701 E. 137th Ave, Crown Point, IN
460307

Property of Lake County Recorder