

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 14 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-502630
01/14/2022 03:08 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: I.D. NO. : 45-11-09-451-020.000-036

THIS INDENTURE WITNESSETH, That, SHODOKAI PROPERTIES, GRANTOR, of COOK County in the State of ILLINOIS, CONVEYS AND WARRANTS to BRUCE SPAGNOLA of LAKE County in the State of INDIANA, as GRANTEE in consideration of One Dollar (\$1.00) 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:

LOT 1 IN BROGAN ESTATES, TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 47 PAGE 115, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 25, 1977 AS DOCUMENT NO. 435728.

COMMONLY KNOWN AS: 1431 - 1433 KENNEDY AVE., SCHERERVILLE, IN 46375

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2021 TAXES PAYABLE 2022, 2022 TAXES PAYABLE 2023 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 13 day of January, 2022.

SHODOKAI PROPERTIES

 J. C. E. MURPHY
STEPHEN SALMEN, SOLE MEMBER

STATE OF INDIANA
COUNTY OF Lake County SS:

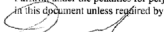
Before me, the undersigned, a Notary Public in and for said County and State, this day of January, 2022, personally appeared: STEPHEN SALMEN, SOLE MEMBER OF SHODOKAI PROPERTIES and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646
My commission expires: 5-18-21
Resident of Lake County Signature:  Printed: Darleen S. Birchel, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 8664 TAPPER ST., ST. JOHN, IN 46385
SEND TAX BILLS TO: GRANTEE

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.


Signature

DARLEEN S. BIRCHEL
Printed Name

COMMUNITY TITLE COMPANY
FILE NO. 21-22439

