

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 14 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-506835  
02/14/2022 02:37 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.: FNW2200086-DS

**THIS INDENTURE WITNESSETH**, that Fairfield Properties, LLC, legally formed as Fairfield Properties LLC (Grantor) CONVEY(S) AND WARRANT(S) to Daniela Sanchez and Adan Miramontes, Jr/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:** 7116 Jackson Ave, Hammond, IN 46324

**Tax ID No.:** 45-06-12-453-018.000-023

**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 11th day of February, 2022.

Fairfield Properties, LLC, legally formed as Fairfield Properties LLC

BY: Tricia L. Groot, member  
Tricia L. Groot, Member

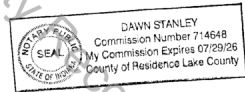
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Tricia L. Groot, as Managing Member of Fairfield Properties, LLC, legally formed as Fairfield 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 11th day of February 2022

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



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

**Grantee's Address and Tax Billing Address:** 7116 Jackson Ave  
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 - HIGHLAND FNW2200086

FIDELITY NATIONAL TITLE  
FNW2200086

# NOT AN OFFICIAL DOCUMENT

**Return To:** Daniela Sanchez and Adan Miramontes, Jr  
7116 Jackson Ave  
Hammond, IN 46324

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

For APN/Parcel ID(s): **45-06-12-453-018.000-023**

---

LOTS 6 AND 7 IN BLOCK 5, IN RESUBDIVISION OF PART OF JACKSON TERRACE. IN THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18 PAGE 4 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder