

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 23 2022 SLG

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-508118  
02/23/2022 03:13 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2102049-RJW

**THIS INDENTURE WITNESSETH**, that HNH Properties LLC, a Limited Liability Company (Grantor) CONVEY(S) AND WARRANT(S) to Brian McKeown (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:

For APN/Parcel ID(s): 45-16-05-452-004.000-042

The East 52.50 feet of Lot 1 and the South 20 feet of the East 40.00 feet of Lot 2 and the West 12.50 feet of the East 52.50 feet of the South 11.00 feet of Lot 2, Block 25, in Railroad Addition to the City of Crown Point, as shown in Miscellaneous Record A, page 508, in the Office of the Recorder of Lake County, Indiana, EXCEPTING therefrom the East 40 feet thereof.

Property: 302 E. Goldsborough St., Crown Point, IN 46307

Tax ID No.: 45-16-05-452-004.000-042

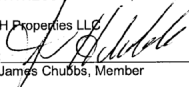
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

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 16th day of February, 2022.

HNH Properties LLC

BY:   
James Chubbs, Member

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of February, 2022.

BY: \_\_\_\_\_  
Kimberlee Quade, Member

FIDELITY NATIONAL TITLE  
FNW2102049

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IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of February, 2022.

HNH Properties LLC

BY: \_\_\_\_\_  
James Chubbs, Member

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of February, 2022.

BY: Kimberlee Quade  
Kimberlee Quade, Member

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State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Kimberlee Quade, Member of HNH Properties LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

This document was signed and notarized online using two-way audio and video recording technology.

Witness my hand and Notarial Seal this 16th day of February, 2022

Signature: *Amber Bueno*

Printed: Amber Bueno

Resident of: Johnson County

State of: Kansas

My Commission expires: 08/22/23



State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared James Chubbs, Member of HNH Properties LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

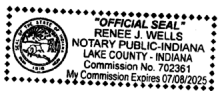
Witness my hand and Notarial Seal this 16th day of February, 2022

Signature: *Renee J. Wells*

Printed: Renee J. Wells

Resident of: Lake County

State of: INDIANA



# NOT AN OFFICIAL DOCUMENT

My Commission expires: July 8, 2025

**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:** <sup>306 1/2</sup> ~~302~~ E. Goldsborough St.  
Crown Point, IN 46307

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: Renee Wells

**Return To:** Brian McKeown  
<sup>306 1/2</sup> ~~302~~ E. Goldsborough St.  
Crown Point, IN 46307

Property of Lake County Recorder