

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 16 2022 LM  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-511239  
03/16/2022 10:40 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2201133J  
CT Hobart LLC

**THIS INDENTURE WITNESSETH**, that Bruce N Jane, LLC (Grantor) CONVEY(S) AND WARRANT(S) to IRA Club FBO David Falduto IRA 1000637 (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:** 7131 Birch Ave, Gary, IN 46403

**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 10 day of March, 2022.

Bruce N Jane, LLC

BY: Luther Enterprises LL Member

BY: Lynn Quire  
Lynn Quire, Managing Member

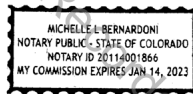
STATE OF Colorado

COUNTY OF Lake County

Before me, a Notary Public in and for said County and State, personally appeared Bruce N Jane LLC by Luther Enterprises, Member by Lynn Quire, Managing Member, 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 10 day of March, 2022

Signature: Michelle L Bernardoni  
Printed: Michelle L Bernardoni  
Resident of: Faulkner County  
State of: Colorado  
My Commission expires: 1-14-2023



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 67 E Madison St, Suite 1510  
Chicago, IL 60603

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY

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## EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-05-32-332-009.000-004

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ALL THE PART OF LOTS 31 AND 32 LYING EAST OF A LINE DRAWN FROM A POINT 18 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 32, MEASURED ALONG THE NORTHERLY LINE THEREOF, AND RUNNING SOUTHERLY IN A DIRECT LINE TO A POINT 18 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 32, MEASURED ALONG THE SOUTHERLY LINE THEREOF AND LYING WEST OF A LINE DRAWN FROM A POINT 38 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 31, MEASURED ALONG THE NORTHERLY LINE THEREOF, AND RUNNING SOUTHERLY IN A DIRECT LINE TO A POINT 21 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 31, MEASURED ALONG THE SOUTHERLY LINE THEREOF, IN BLOCK H, GARY BEACH 2ND SUBDIVISION IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder