

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 27 2022 SLG
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526368
06/28/2022 09:56 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: LD. NO. 45-08-24-229-017.000-020

THIS INDENTURE WITNESSETH that AREA INVESTMENTS, LLC, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to ANDRII FAMILIAK AND LIUBOV FAMILIAK, HUSBAND AND WIFE, (GRANTEES), of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

LOT NUMBERED EIGHTEEN (18) IN BLOCK ELEVEN (11) IN LLOYDS DEEPRIVER SUBDIVISION, IN THE CITY OF LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 4445 LIVERPOOL ROAD, LAKE STATION, INDIANA 46405

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 24 day of June, 2022.

AREA INVESTMENTS, LLC

By: Douglas Eldridge
DOUGLAS ELDRIDGE, Member

Community Title Company
File No. 2022-17-11
0001711

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STATE OF INDIANA, COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared **DOUGLAS ELDRIDGE, Member of AREA INVESTMENTS, LLC** and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

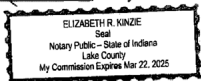
WITNESS my hand and Notarial Seal this 24 day of June, 2022.

Commission Number: 698325
My commission expires: 3/22/2025
Resident of Lake County

Signature *Elizabeth Kinzie*
Printed ELIZABETH KINZIE, 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(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: **GRANTEES**

GRANTEE STREET OR RURAL ROUTE ADDRESS: **4445 LIVERPOOL ROAD, LAKE STATION, INDIANA 46405**

SEND TAX BILLS TO: **GRANTEES**

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.

Elizabeth Kinzie
Signature

ELIZABETH KINZIE
Printed Name

Lake County Recorder