

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 29 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-526692  
06/29/2022 10:15 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

TAX ID NUMBER(S)  
State ID Number Only 45-09-19-303-033,000-022

## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Pruehss & Jussen LLC

CONVEY(S) AND WARRANT(S) TO

Jason Stypula, a married man, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

Further, this conveyance shall be considered as an act to wind up or liquidate the company's affairs pursuant to I.C. 23-18-9-et. seq. or I.C. 23-1-45-et. seq., as applicable.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28 day of JUNE 2022

Pruehss & Jussen LLC

*K. Pruehss*

By: Karsten Pruehss  
Title: Member

Signed / Sworn before

Mr John Emil Wertheimer, Solicitor and

Notary Public this 28 / 6 / 2022

Day of KARSTEN PRUEHSS by KARSTEN PRUEHSS Page 1 of 3

I having verified his/her identity

*John Emil Wertheimer*  
John Emil Wertheimer, Solicitor and Notary Public

John Emil Wertheimer

Solicitor and Notary Public

Level 1, 285 Lennox Street, Richmond Victoria 3121  
An Australian Legal Practitioner within the meaning  
of the Legal Profession Uniform Law (Victoria)

MTC File No.: 22-17857 (UD)

(1)

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State of Victoria, County of Australia ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Karsten Pruehss, Member of Pruehss & Jussen LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 28 day of JUNE, 2022

My Commission Expires N/A

Commission No. N/A

Notary Public County and State of Residence Australia

Signature of Notary Public

Printed Name of Notary

John Emil Wertheimer



This instrument was prepared by:  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:  
88-90 McKinley Avenue  
Hobart, IN 46342

Grantee's Address and Mail Tax Statements To:  
10769 Broadway #125  
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. Andrew R. Drake

John Emil Wertheimer  
Solicitor and Notary Public  
Level 1, 285 Lanixox Street, Richmond Victoria 3121  
An Australian Legal Practitioner within the meaning  
of the Legal Profession Uniform Law (Victoria)

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## EXHIBIT A

Lots 34, 35 and 36 in Block 5 in Fifth Addition to New Chicago, as per plat thereof, recorded in Plat Book 6, page 18, in the Office of the Recorder of Lake County, Indiana.

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Page 3 of 3