

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2022-531682
08/02/2022 10:23 AM
TOTAL FEES: 25.00
BY: KK
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Aug 02 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number:
45-07-04-456-021.000-023

Tax Mailing Address:
2917 165TH ST
HAMMOND IN 46323-1162

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that **Edge Investment Group, LLC, an Illinois limited liability company**, Grantor, of Kane County, in the State of Illinois, **Conveys and Warrants to**

Andrew A. Martinez, unmarried person

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

The East 1 foot of Lot 6, all of Lot 7, and the West 14 feet of Lot 8, in Block 8, in Turner-Meyn Park, a Subdivision in the City of Hammond, as per plat thereof recorded in Plat Book 19, page 12, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2917 165th Street
Hammond, IN 46323

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2021 payable in 2022 and thereafter.

IN WITNESS WHEREOF, Edge Investment Group, LLC, an Illinois limited liability company, has executed this Company Warranty Deed on this **29** day of July, 2022.

Edge Investment Group, LLC, an Illinois limited liability company

By: _____

Printed Name: John Suteq

Title: Sole member

(Company Warranty Deed – GITC File No. IN015100 – Page 1 of 2)

Greater Indiana Title Company

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared

John S. Utog as Sole Member
of Edge Investment Group, LLC, an Illinois limited liability company, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 29 day of July, 2022.



Notary's Signature: _____

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2022

After recording return to and Mailing Address of Grantee: Andrew A. Martinez
2917 165TH ST
HAMMOND IN 46323-1162

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-04; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN015100.