

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-546747
11/22/2022 09:47 AM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-02-24-407-007.000-023

Tax Mailing Address:
3825 TOWLE AVE
HAMMOND IN 46327-1150

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that JPM REI LLC, Grantor, of Cook County, in the State of Illinois, **Conveys and Warrants to**

Nickolas Lerma, a single man

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:

Lot Nine (9), except the North Ten (10) feet thereof, and Lot Ten (10), except the South Ten (10) feet thereof, in Block Three (3), as marked and laid down on the recorded plat of Douglas Park Manor, an Addition to Hammond, as the same appears of record in the Recorder's Office of Lake County, Indiana.

Commonly known as: 3825 Towle Avenue
Hammond, IN 46327

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 2022 payable in 2023 and thereafter.

IN WITNESS WHEREOF, JPM REI LLC has executed this Company Warranty Deed on this

17 day of NOV, 2022.

JPM REI LLC

By: [Signature]

Printed Name: Jan Mohr

Title: Manager

(Company Warranty Deed – GITC File No. IN015734 – Page 1 of 2)

Greater Indiana Title Company

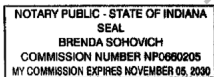
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State of Indiana)
) SS:
County of Lake)

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

JUAN MOTA as Manager
of JPM REI LLC, 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 17th day of May, 2022.



Notary's Signature: [Signature]

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11-5-2030

After recording return to and Mailing Address of Grantee: Nickolas Lerma
3825 TOWLE AVE
HAMMOND IN 46327-1150

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 #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN015734.