

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-546768
11/22/2022 10:24 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2206389-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that TMS Development LLC (Grantor) CONVEY(S) AND WARRANT(S) to David J. Gutierrez, Sr. and David J. Gutierrez, Jr. JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP (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:

For APN/Parcel ID(s): 45-07-03-477-048.000-023

LOT 26, EXCEPT THE WEST 5 FEET THEREOF, AND ALL OF LOT 25 IN BLOCK 3 IN RUSSELL'S 1ST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11 PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 3839 165th St, Hammond, IN 46323

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 15th day of November, 2022.

TMS Development LLC

BY: [Signature]
Matthew Scheltens, Member

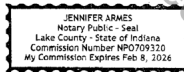
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Matthew Scheltens, as Member of TMS Development LLC, 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 15th day of November, 2022

Signature: [Signature]
Printed: Jennifer Armes
Resident of Lake County
State of INDIANA
My Commission expires: February 8, 2026



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

Grantee's Address and Tax Billing Address: 3839 165th St
Hammond, IN 46323 2615 173rd St
Hammond IN 46323

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

Notary Public of Lake County Recorder