

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-548828
12/08/2022 02:15 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-09-16-177-010.000-021

Tax Mailing Address:
6824 CALUMET AVE
HAMMOND IN 46324-1640

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that JTJ Real Estate Investments LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Reliable Properties LLC, an Indiana Limited Liability Company^(S)

Grantee, of Lake County, in the State of Indiana, for the sum of zero dollars (\$0.00), the following described real estate located in Lake County, in the State of Indiana:

Lots 1 and 2 in Block 5 in East Gary Real Estate Company's First Addition to East Gary, now Lake Station, as per plat thereof, recorded in Plat Book 10, page 9, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2300 Sullivan Street
Lake Station, IN 46405

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, JTJ Real Estate Investments LLC, has executed this Company Warranty Deed on this 5th day of December, 2022.

JTJ Real Estate Investments LLC

By: Tajani Farhan Rodriguez
Tajani Farhan Rodriguez, Manager-Member

By: J-R
Jezreel D. Rodriguez, Manager-Member
AKA Jezreel D Rodriguez Galletti^(S)

(Company Warranty Deed - GITC File No. IN015867 - Page 1 of 2)

NO SALES DISCLOSURE NEEDED (Exempt Transaction - no money transferred)

No Sales Disclosure Needed
Dec 08 2022

By: sb
Office of the Lake County Assessor

Greater Indiana Title Company

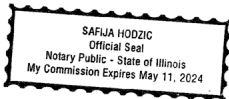
NOT AN OFFICIAL DOCUMENT

State of: ILLINOIS
County of COOK) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Tajani Farhan Rodriguez, as Manager-Member of JTJ Real Estate Investments LLC, and Jezreel D. Rodriguez, as Manager-Member of JTJ Real Estate Investments 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 each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 5th day of December, 2022.

* aka
Jezreel D. Rodriguez Galeti ^(S)



Safija Hodzic
SAFIJA HODZIC Notary Public

Notary's County of Residence: COOK
Notary's Commission Expires: 5/11/2024

After recording return to and Mailing Address of Grantee: Reliable Properties LLC
6824 CALUMET AVE
HAMMOND IN 46324-1640

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. IN015867.