

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-507283  
03/13/2023 10:52 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that Dijana Mladenovic, Grantor(s), CONVEYS AND WARRANTS TO, JVA Empowerment LLC, Grantee(s), for the sum of Ten Dollars and zero cents (\$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 12 IN BLOCK 4 IN WAVERLY PARK, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 1, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

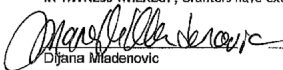
Property Address: 2951 W 6th Ave., Gary, IN 46404

Tax Key Number: 45-08-05-310-004.000-004

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 8th day of March 2023.

  
Dijana Mladenovic

COUNTY OF *Orange* STATE OF FLORIDA

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of March, 2023 appeared, Dijana Mladenovic, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

*NW 1 23004129*

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My Commission Expires: 08/29/23 Signed: Jennifer R. Johnson  
Resident of: Orange County, Florida Printed: Jennifer R. Johnson

Prepared by Janice Shei, Attorney at Law, #25092-46, 9908 S 300 W, Union Mills, IN 46382, 219-363-3499  
I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number on this document, unless required by law. Debra Lewis

Grantee & Tax Bill Address: 309 Antelope Trl, Carol Stream, IL 60188

Liberty Title File NO: NW123004129



Notary of Lake County Recorder