

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507337
03/13/2023 02:49 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TAX ID NUMBER(S)
State ID Number Only 45-03-33-228-017.000-024

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Three Brothers Investors LLC

CONVEY(S) AND WARRANT(S) TO

JCM Property Group LLC, for consideration other than money, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of March, 2023.

Three Brothers Investors LLC

Juan D. Fajola
By: Juan Fajola
Title: MEMBER

MTC File No.: 22-42121 (UD)

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No Sales Disclosure Needed
Mar 13 2023
By: FGR
Office of the Lake County Assessor

①

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Juan Fabela, Member of **Three Brothers Investors LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 10th day of March, 2023.

Oct 5 2030
My Commission Expires:

0058912
Commission No.

Lake IN
Notary Public County and State of Residence

Natalie Pedroza
Signature of Notary Public

Natalie Pedroza
Printed Name of Notary

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:
4906 Ivy Street
East Chicago, IN 46312

Grantee's Address and Mail Tax Statements To:
3571 W 74th Court
Merrillville, IN 46410

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. Andrew R. Drake



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EXHIBIT A

The North 15 feet of Lot 39 and all of Lot 40 in Block 28 in Calumet Addition to East Chicago, as per plat thereof, recorded in Plat Book 8 page 32, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder