

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-510768
04/14/2023 10:15 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Mail Tax Bills To:

7231 Marshall Ave
Hammond IN
46324

Grantee Address:

7231 Marshall Ave
Hammond IN
46324

Parcel No.

45-07-09-383-010.000-023

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, that TK MONTANA PROPERTIES, LLC ("Grantor"), conveys and warrants to MOISES DELGADO, JR., ~~(Individual)~~ ("Grantee"), in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate ("Real Estate") in Lake County, in the State of Indiana, to wit:

LOT 33 IN BLOCK 9 IN GREEN LAWN ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 7231 Marshall Avenue, Hammond, IN 46324

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;
2. Applicable building codes and zoning ordinances; and
3. Easements, conditions, restrictions, and such other matters as appearing in the records of the Office of the Recorder of Lake County, Indiana.

The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected and authorized Member of the Grantor and has been fully empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full capacity to convey the Real Estate described, and that all necessary action for the making of this conveyance has been duly taken.

Greater Indiana Title Company

②
IN016168

IN0 16168

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 3 day of April, 2023.

TK MONTANA PROPERTIES, LLC

By: Travis Michael Weldon ✓
TRAVIS MICHAEL WELDON, its
Authorized Member

STATE OF ILL)
COUNTY OF Will) SS:

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared TRAVIS MICHAEL WELDON, Authorized Member of TK MONTANA PROPERTIES, LLC, and acknowledged the execution of this deed this 3 day of April, 2023 as their voluntary act for the purposes therein.



Dorothy K Taylor
Notary Public
My Commission Expires: _____
County of Residence: _____
My Commission No.: 7960896

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. Lauren T. Ehardt

This Instrument Prepared By: Lauren T. Ehardt, Burke Costanza & Carberry LLP,
9191 Broadway, Merrillville, IN 46410