

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512167
04/26/2023 12:04 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TAX ID NUMBER(S)
State ID Number Only 45-08-12-227-027.000-004

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

PGA Pro Investments, LLC

CONVEY(S) AND WARRANT(S) TO

Juan Francisco Saravia, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24 day of April, 2023

PGA Pro Investments, LLC

Oscar J. Amaya
By: Oscar J. Amaya
Title: Member

MTC File No.: 23-8272 (UD)

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State of _____, County of _____ ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Oscar J. Amaya, Member of PGA Pro Investments, 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 _____ day of _____, _____.

My Commission Expires

See attached

Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence

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

Grantee's Address and Mail Tax Statements To:

Property Address:
4452 East 11th Avenue
Gary, IN 46403

3816 Grand Blvd.
East Chicago, IN 46312

I affirm, under the penalties of 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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This certificate is attached to a 3 page document dealing with/entitled WARRANTY DEED and dated 4/24/2023.

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On April 24, 2023 before me,

LUCRIMER TULIO EALA JR., NOTARY PUBLIC (here insert name and title of the officer),

personally appeared OSCAR J. ANAYA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in black ink, appearing to read "OSCAR J. ANAYA".

(Seal)

Printed 02-18

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EXHIBIT A

Lot 56, Block 6, Aetna Manor Second Subdivision, in the City of Gary, as shown in Plat Book 28, page 39, in Lake County, Indiana.

Property of Lake County Recorder

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