NOT AN OFFICIAL 177 202 2.06 M M THE CHIEF OF RECORD

May 16 2023
By: FGR
Office of the Lake County Assessor

PG #: 2

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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 SLG

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY QUIT-CLAIM DEED

THIS INDENTURE IS TO WITNESS that Mextel LLC and Ruben deAnda, Conveys and Quit Claims to Ruben Deanda and Melvis Yanelinda Bonilla Arteaga, as husband and wife, tenants by their entireties, for NO consideration the receipt whereof hereby acknowledged, the following described real estate situated in Lake County, Indiana, to-wit:

See Attached Legal Description

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements, and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by the proper resolution, or by 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 New Jersey) 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.

IN WITNESS WHEREOF, the said Grantor, has caused this deed to be executed by and through its authorized member this 3^{\times} Day of May, 2023.

Mextel, LL

By: Ruben Deanda, Manager

STATE OF INDIANA

) 55:

COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said county and state, this 8th day of May, 2023, personally appeared Ruben Deanda for Maxtal, LLC, Manager who having been duly sworn, stated that the representations therein contained are true. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

MY COMMISSION EXPIRES

6-12-2030

DEBORAH M. HADDAD Notary Public, State of Indiana Lake County Commission Number N9741746 My Commission Furnes My Commission Expres June 12, 2030 Divant Maddal (
Notary Public:
A Resident of Lake County

MAIL TAX BILLS TO: Ruben Deanda and Melvis Yanelinda Bonilla Arteaga 2023 VERMILLION ST, LAKE STATION IN 46405

TAX KEY NO(S): 45-07-10-327-003.000-023
GRANTEE(S) ADDRESS: 2023 VERMILLION ST, LAKE STATION IN 46405

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This Instrument Prepared By: Michael D. Kvachkoff, Attorney at Law 405 N Main St., Crown Point, IN 46307 (219)661-9500

I APPIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW MACH LANDER LANDERS

NOT AN OFFICIAL DOCUMENT

Legal Description

Parcel 1: Part of the Southwest Quarter of Section 10, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 10; thence South 0 degrees 05 minutes 52 seconds East, along the East line of the Southwest Quarter of said Section 10, said line also being the centerline of Grand Avenue, a distance of 1321.97 feet; thence North 89 degrees 16 minutes 12 seconds West, a distance of 609.83 feet; thence North 0 degrees 43 minutes 48 seconds West, a distance of 155.20 feet to the point of beginning; thence North 89 degrees 16 minutes 12 seconds West, a distance of 30.50 feet; thence North 0 degrees 43 minutes 48 seconds East, a distance of 52.50 feet, thence South 89 degrees 16 minutes 12 seconds East, a distance of 30.50 feet, thence South 0 degrees 43 minutes 48 seconds West, a distance of 52.50 feet to the point of beginning, also known as 7041 Missouri Court, Hammond, Indiana.

Parcel 2: Part of the Southwest Quarter of Sections 10, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 10, thence South 0 degrees 05 minutes 52 seconds East, along the East line of the Southwest Quarter of said Section 10, said line also being the centerline of Grand Avenue, a distance of 982.00 feet, thence North 89 degrees 17 minutes 52 seconds West, a distance of 492.79 feet; thence South 0 degrees 43 minutes 48 seconds West, a distance of 86.22 feet; thence South 22 degrees 55 minutes 16 seconds East, a distance of 12.00 feet to the point of beginning; thence South 67 degrees 04 minutes 44 seconds West, a distance of 26.00 feet; thence South 22 degrees 55 minutes 16 seconds East, a distance of 12.00 feet; thence North 67 degrees 04 minutes 44 seconds East, a distance 26.00 feet; thence North 22 degrees 55 minutes 16 seconds West, a distance of 12. 00 feet idge. to the point of beginning, commonly known as Ridgewood Garage 4A.

Key No. 45-07-10-327-003.000-023

Commonly known as 7041 MISSOURI CT, HAMMOND IN 46323