

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-514731  
05/16/2023 02:40 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

***This Indenture Witnesseth***, that Olson Group Network LLC, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor"), by Manuel Garcia, Jr., its Authorized Signer, CONVEYS AND WARRANTS to Lino Colunga ("Grantee"), for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 2624 West 45th Avenue, Gary, IN 46408, and more particularly described as:

The East One-half of Lot 6 and the East One-half of Lot 7, Block 5, Mid Western Real Estate Company's Second Addition to Gary, as showing in Plat Book 14, page 4, in Lake County, Indiana.

EXCEPTING THEREFROM,

A part of the East Half of Lot 6 in Block 5 in Midwestern Real Estate Company's 2nd Addition to the City of Gary, the plat of which addition is recorded in Plat Book 14, page 4, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Southeast corner of said lot; thence North 88 degrees 47 minutes 57 seconds West 62.84 feet along the South line of said lot to the Southwest corner of the East half of said lot; thence North 0 degrees 15 minutes 11 seconds West 15.00 feet along the West line of said East half; thence South 88 degrees 47 minutes 57 seconds East 62.84 feet to the East line of said lot; thence South 0 degrees 15 minutes 11 seconds East 15.00 feet along said East line to the point of beginning and containing 943 square feet, more or less.

Parcel No.: 45-08-29-384-005.000-001

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly appointed Member(s), Manager(s), or representative(s) of Grantor and have been fully empowered, by proper resolution, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 15<sup>th</sup> day of

May, 2023.

JNR309576-LM

109 2

Olson Group Network LLC

BY: Manuel Garcia Jr.  
Manuel Garcia, Jr., Authorized Signer

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STATE OF Indiana )  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Manuel Garcia, Jr., Authorized Signer of Olson Group Network LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15<sup>th</sup> day of May, 2023.

Signature , Notary Public

Printed: Lisa M Matson

My Commission Expires:  
02/01/2024

My County of Residence is:  
Lake

File No.: IN2302576



Prepared by and returned to:  
Wendy K. Walker (Attorney No. 24004-46)  
Near North Title Group, 101 E. 90th Drive, Suite C, 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, Wendy K. Walker .

Grantee mailing address and please send tax statements/notices to:

Lino Colunga - 2624 W. 45th Ave., Gary IN 46408