

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 07 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-517535
06/07/2023 12:41 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that
Casa Bush LLC, a Nevada limited liability company,
Conveys and Warrants to

CESAR ESPINOZA SR.,

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

LOT NUMBERED 25, BLOCK 2, CLINE GARDENS ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 6850 New Jersey Avenue, Hammond, IN 46323
PIN: 45-07-10-255-044.000-023

Subject to covenants, easements, and restrictions of record.
Subject to all real estate taxes and assessments for the year 2022 and payable in 2023 and all subsequent real estate taxes and assessments which become due and payable.

The undersigned person(s) executing this Warranty Deed on behalf of Grantor limited liability company represent(s) and warrant(s) that he/she/they is/are each a member or duly elected officer or manager or other authorized representative of Grantor limited liability company and has/have been fully empowered by proper resolution or the operating agreement to execute and deliver this Warranty Deed, that Grantor limited liability company is validly existing and is in good standing and has full entity capacity to convey the Real Estate described herein, and that all necessary action for the making of this conveyance has been taken and done.

1 of 2 23BAR580058

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IN WITNESS WHEREOF, the above-named grantor, Casa Bush LLC, has caused this Warranty Deed to be executed by its member or duly elected officer or manager or other authorized representative this June 1, 2023.

Casa Bush LLC

By: *Michael Maciel* Managing Member
Michael Maciel, Managing Member

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, personally appeared Michael Maciel, a managing member or duly elected officer or manager or other authorized representative of Casa Bush limited liability company, and acknowledged the execution of the foregoing instrument for and on behalf of Casa Bush limited liability company and by its authority.

WITNESS my hand and Notarial seal this June 1, 2023.

Lisa Riffle
Lisa Riffle, Notary Public
Commission Expires: 12/20/2023
County: Lake
Commission No.: NP0676986



No legal opinion given to grantors or grantees regarding deed or legal description or form of holding ownership. All information used in preparation of document was supplied by title company.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist

This instrument prepared by:

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.

Grantee mailing address, and address to mail statements:

Cesar Espinoza Sr. 6850 New Jersey Avenue, Hammond, IN 46323