

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 07 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-517582
06/07/2023 02:40 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

T ***HIS INDENTURE WITNESSETH, that***

East Chicago Urban Enterprise Association Inc, an Indiana
nonprofit corporation,

Conveys and Warrants to

DANIEL BAFFOE,

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:

PARCEL 1:

UNIT A-3 OF FITZSIMMONS CONDOMINIUMS OF THE FOLLOWING DESCRIBED
REAL ESTATE: LOTS 21, 22 AND 23 IN BLOCK 2 IN FIRST ADDITION TO INDIANA
HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED
IN PLAT BOOK 5, PAGE 14, IN LAKE COUNTY, INDIANA, AS CREATED BY
DECLARATION RECORDED AS INSTRUMENT NUMBER 2021-43863 AND AS BUILT
FLOOR PLANS RECORDED IN INSTRUMENT NUMBER 2021-66616 AND ANY
ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO
WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,
INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON AREAS AND LIMITED COMMON AREAS.

PARCEL 2:

EXCLUSIVE PARKING LOT ALLOCATION FOR PARCEL 1, PARKING SPACES 10 &
11 AS SET FORTH IN THE FITZSIMMONS DECLARATION OF COVENANTS
RECORDED AS DOCUMENT NO. 2021066616.

Common Address: 2200 E. 138th St. Unit C, East Chicago, IN 46312
PIN: 45-03-22-328-026.000-024

1 of 3 23BAR58099

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Subject to covenants, easements and restrictions of record.
Subject to all real estate taxes and assessments for the year 2021 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 corporation represent(s) and warrant(s) that he/she/they is/are duly elected officer(s) or manager or other authorized representative of Grantor corporation and has/have been fully empowered by proper resolution or the bylaws of Grantor corporation to execute and deliver this Warranty Deed, that Grantor corporation is validly existing and is in good standing and has full corporate capacity to convey the real estate described herein, and that all necessary action for the making of this conveyance has been taken and done.

IN WITNESS WHEREOF, the above-named grantor, East Chicago Urban Enterprise Association Inc., has caused this Warranty Deed to be executed by its duly elected officer(s) or duly authorized representative(s) this May 22, 2023.

East Chicago Urban Enterprise Association Inc,
By:



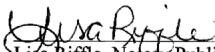
Ron Komendat, Secretary

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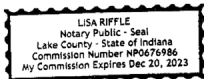
STATE OF INDIANA)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, personally appeared Ron Komendat, Secretary, of ***^{LR} corporation, and acknowledged the execution of the foregoing instrument for and on behalf of ***^{LR} corporation and by its authority. *** East Chicago Urban Enterprise Association inc
LR

WITNESS my hand and Notarial seal this May 22, 2023.



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:

Daniel Baffoe 2200 E. 138th St. Unit C, East Chicago, IN 46312