

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 27 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-520213
06/28/2023 10:28 AM
TOTAL FEES: 25.00

BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Dakota Properties, LLC, PETE RICHTER as Authorized Representative ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Manish Patel of Lake County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 16 in Block 1 in Forestdale, Hammond, as per plat thereof, recorded July 20, 1926 in Plat Book 20, page 16, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 6746 Forestdale Avenue, Hammond, IN 46323

Tax Key No(s): 45-07-08-276-026.000-023

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 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 Indiana; 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 16th of June, 2023.

Dakota Properties, LLC

BY: Pete Richter
Signature

Pete Richter - Authorized Representative
Printed Name & Title

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, do hereby certify that PETE RICHTER who having been duly sworn, stated that they are Authorized Representative of Dakota Properties, LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this 16th of June, 2023.

Notary Public: Jennifer C. Waters
Commission Expires: September 20, 2025
Commission No.: 703618
County of Residence: Lake



MAIL TAX BILLS TO: Manish Patel 153 Plum Creek Dr. Schererville, IN 46375
Qu ~~6746 Forestdale Avenue, Hammond, IN 46323~~

GRANTEE(S) ADDRESS: 153 Plum Creek Dr. Schererville, IN 46375
~~6746 Forestdale Avenue, Hammond, IN 46323~~
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-862-2977
File No.: IN-23-67726-01

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.