

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-520350  
06/28/2023 03:35 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: LD. NO. : 45-08-28-186-006.000-004

THIS INDENTURE WITNESSETH, That, INNOVATION 2030, LLC, GRANTOR, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to LAKEITHA S. HERNANDEZ, of LAKE County in the State of INDIANA, as GRANTEE in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

**LOT 39 AND THE SOUTH 15 FEET OF LOT 40 IN BLOCK 8 IN SANFOR TUBB'S SECOND ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA..**

COMMONLY KNOWN AS: 4035 TYLER ST., GARY, IN 46408

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 23<sup>rd</sup> day of June, 2023.

INNOVATION 2030, LLC

  
LEILANI ALARCON GUERRA, SOLE MEMBER

COMMUNITY TITLE COMPANY  
FILE NO. 23263

# NOT AN OFFICIAL DOCUMENT

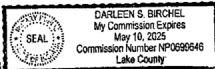
STATE OF INDIANA  
COUNTY OF CLAY SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23<sup>rd</sup> day of June, 2023, personally appeared: **LEILANI ALARCON GUERRA, SOLE MEMBER OF INNOVATION 2030, LLC** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

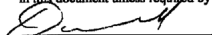
Commission Number: 0699646 Signature   
My commission expires: 5-1-25 Printed Darleen Birchel, Notary Public  
Resident of Clay County

This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45**  
**VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303**  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **GRANTEE**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: **4035 TYLER ST., GARY, IN 46408**  
SEND TAX BILLS TO: **GRANTEE**



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.

  
Signature

DARLEEN S. BIRCHEL  
Printed Name