

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-523065  
07/19/2023 03:22 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

TAX ID NUMBER(S)  
State ID Number Only 45-07-07-330-023.000-023

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## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Max Properties LLC

CONVEY(S) AND WARRANT(S) TO

Gaurav Pahwa, A Married Man, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

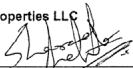
SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6<sup>th</sup> day of July, 2023.

Max Properties LLC



By: Sharad Mehta, President

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State of NY, County of Erie ss:

(10)

Max P

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named, Proprietor Usha Mehta President who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 6<sup>th</sup> day of July, 2023

5/29/2026  
My Commission Expires

01WE6375658  
Commission No.

Erie / NY  
Notary Public County and State of Residence

Ryan Wentz  
Signature of Notary Public

Ryan C Wentz  
Printed Name of Notary

**This instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

RYAN WENTZ  
NOTARY PUBLIC STATE OF NEW YORK  
ERIE COUNTY  
LIC. #01WE6375658  
COMM. EXP. May 29, 2026

**Property Address:**  
7012-7014 Columbia Avenue  
Hammond, IN 46324

**Grantee's Address and Mail Tax Statements To:**  
5242 Willow St  
Englewood, CA 90304

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. Andrew R. Drake

Notary Public of Lake County Recorder

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## EXHIBIT A

The East 140 feet of Lot 16, in Birdview Addition to Hammond, as per plat thereof, recorded in Plat Book 20, page 26, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder