

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-523285  
07/21/2023 10:16 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

File No.: CTNW2303104-JRA  
CT Highland LLC

**THIS INDENTURE WITNESSETH**, that Nice Guy Real Estate Firm LLC (Grantor) CONVEY(S) AND WARRANT(S) to Happyhouses LLC (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

For APN/Parcel ID(s): 45-08-34-153-016-000-004

LOT 17, BLOCK 3, IN BROADMOOR SUBDIVISION, A SUBDIVISION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 18, PAGE 15 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 4706 Pennsylvania St, Gary, IN 46409

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 17<sup>th</sup> day of July, 2023.

Nice Guy Real Estate Firm LLC

BY: AB member  
Guy Brown, Member of Nice Guy Real Estate Firm LLC

Georgia  
State of Indiana  
Fulton  
County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Guy Brown, as Member of Nice Guy Real Estate Firm LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of July, 2023

Signature: [Signature] commission number  
Printed: Wendell James Jr April Dabney Free W00473829 -K.A.  
Resident of: Lake County for Fulton County  
State of: INDIANA for Georgia  
My Commission expires: February 8, 2029 for October 25, 2024



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 3051 45th St, Highland In 46322

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: Dena Phillips Farling.