

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2023-019978

12:27 PM 2023 Aug 8

## QUITCLAIM DEED

TAX I.D. NO. 45-08-08-404-014.000-004

THIS INDENTURE WITNESSETH, that PGA PRO INVESTMENTS, LLC (GRANTOR), a limited liability company organized and existing under the laws of the State of INDIANA, QUITCLAIMS to INOCENTE MUNOZ & EMERITA ROSALES MENDOZA, HUSBAND AND WIFE, (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 13, in Albert Koepke's Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 8, page 24, in the office of the Recorder of Lake County, Indiana.

COMMONLY KNOWN AS: 1567 ROOSEVELT ST., GARY, IN 46404

THE UNDERSIGNED PERSON EXECUTING THIS DEED CERTIFY ON BEHALF OF THE GRANTOR THAT EACH OF THEM HAVE BEEN FULLY EMPOWERED BY PROPER RESOLUTION DULY MADE AND ADOPTED IN ACCORDANCE WITH THE OPERATION AGREEMENT OF THE GRANTOR TO EXECUTE AND DELIVER THIS DEED AND THAT ALL NECESSARY ORGANIZATIONAL ACTION FOR THE MAKING OF THIS CONVEYANCE HAS BEEN TAKEN.

Dated this 17 day of July, 2023.

PGA PRO INVESTMENTS, LLC

By: Oscar J. Amaya  
OSCAR J. AMAYA, AUTHORIZED SIGNATOR

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared OSCAR J. AMAYA as an Authorized Signator of PGA PRO INVESTMENTS, LLC and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: \_\_\_\_\_ Signature \_\_\_\_\_  
Resident of \_\_\_\_\_ County Printed \_\_\_\_\_, Notary Public

This instrument prepared by MATTHEW W. DEULLEY, Attorney at Law, ID. No. 27813-45.  
No legal opinion given to Grantor, regarding legal description/survey. All information used in preparation of document was supplied by Grantor from previous filed Deeds.

RETURN DEED TO: GRANTEE  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS:  
MAIL 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. I.A.L

\_\_\_\_\_  
Signature of Preparer

\_\_\_\_\_  
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 08 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25<sup>00</sup>  
Cash  
SP

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

On July 17m 2023 before me, Lucrimer Tulud Eala Jr, Notary Public  
(insert name and title of the officer)

personally appeared Oscar J. Amaya  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

