

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

20:35:25.58  
09/11/2023 11:37 PM  
TOM: FEEL: 25.00

BY: LAK  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2302029-SMS

**THIS INDENTURE WITNESSETH**, that EPM Properties, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Michelle L. Graves and Lawrence E. Valent, as joint tenants, (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:

Lot 1 in Block 3 in Glen-Ellen, in the City of Hammond, as per plat thereof, recorded in Plat Book 20 page 35, in the Office of the Recorder of Lake County, Indiana.

**Property:** 7403 Jackson Ave., Hammond, IN 46324

**Tax ID No.:** 45-06-13-230-001.000-023

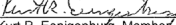
**Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.**

**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 7th day of September, 2023.

EPM Properties, LLC

By:   
Kurt R. Eenigenburg, Member

**FIDELITY NATIONAL TITLE  
FNW2302029**


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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Kurt R. Eenigenburg, as Member of EPM Properties, 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 7th day of September, 2023

Signature:   
Printed-Shannon Stiener  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 8, 2031



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 7403 Jackson Ave.  
Hammond, IN 46324

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Shannon Stiener.

**Return To:** 7403 Jackson Ave.  
Hammond, IN 46324