

2023-9-11 5:13  
09/27/23 01:29 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 27 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Property Number:  
45-09-16-177-018.000-021

Tax Mailing Address:  
2350 SULLIVAN ST  
LAKE STATION IN 46405-2436

## COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that **KC Capital LLC**, Grantor, of Cook County, in the State of Illinois, **Conveys and Warrants to**

**Morgan, Shannon,**

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 9 in Block 5 in East Gary Real Estate Company's First Addition to East Gary, now Lake Station, as per plat thereof, recorded in Plat Book 10, page 9, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2350 Sullivan Street  
Lake Station, IN 46405

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

**IN WITNESS WHEREOF**, KC Capital LLC has executed this Company Warranty Deed on this

27<sup>th</sup> day of September, 2023.

KC Capital LLC

By: Kristopher M. Clymer, Manager  
Kristopher M. Clymer, Manager

(Company Warranty Deed – GITC File No. IN017076 – Page 1 of 2)

24017076

# NOT AN OFFICIAL DOCUMENT

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Kristopher M. Clymer, as Manager of KC Capital LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 21<sup>st</sup> day of September, 2023.



Notary's Signature: \_\_\_\_\_

Notary's Printed Name: \_\_\_\_\_

Notary's County of Residence: \_\_\_\_\_

Notary's Commission Expires: \_\_\_\_\_

Notary's Commission Number: \_\_\_\_\_

**After recording return to and Mailing Address of Grantee:**

Morgan J. Shannon  
2350 SULLIVAN ST  
LAKE STATION IN 46405-2436

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN017076.