

NOT AN OFFICIAL DOCUMENT

2023-09-16 03:13 PM
09/27/2023 03:13 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

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2301099-SMS

THIS INDENTURE WITNESSETH, that 1500 North, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Stephanie Johnsen (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:

The West 45.33 feet of the East 156 feet of the North 90 feet of Lot 3, excepting a triangular parcel described as follows: Beginning at the intersection of the West line of said West 45.33 feet and the South line of said North 90 feet; thence North 15.00 feet along said West line; thence Southeast to a point 15.00 feet East of the point of beginning (as measured along said South line), thence West 15.00 feet along said South line to the point of beginning, all in 1500 North Subdivision, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 114 page 11, in the Office of the Recorder of Lake County, Indiana.

Property: 1588 Sheffield Ave., Dyer, IN 46311

Tax ID No.: 45-10-12-181-009.000-034

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 22nd day of September, 2023.

1500 North, LLC

By: 

Michael Fancher, Manager

FIDELITY NATIONAL TITLE
FNW2301099


NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Mike Fancher, as Manager of 1500 North, 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 22nd day of September, 2023

Signature: 
Printed: Shannon Stienner
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: 1588 Sheffield Ave.
Dyer, IN 46311

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: Shannon Stienner.

Return To: Stephanie Johnsen
1588 Sheffield Ave.
Dyer, IN 46311