

20:3-53 703
09 27 2023 13:33 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
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

THIS INDENTURE WITNESSETH THAT: **Derrick Hess as Member of Leemaes Management & Construction LLC**, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: **Bani Ismeral Galindo of LAKE** County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in **Lake** County in the State of **Indiana**, to wit:

Lot 6 in Block 10 in Gary Land Company's Fourth Subdivision, in the City of Gary as per plat thereof, recorded in Plat Book 14, page 15 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 735 Garfield Street, Gary, IN 46404

Tax Key No(s): 45-08-05-480-006.000-004

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this **26th of September, 2023**.

Leemaes Management & Construction LLC

BY: Derrick Hess
Derrick Hess member
Derrick Hess, Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public for the County of Lake and State of Indiana, do hereby certify that **Derrick Hess** who having been duly sworn, stated that he is member of **Leemaes Management & Construction LLC** and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this **26th of September, 2023**.

Jennifer Waters, Notary Public
A Resident of Lake County
My Commission Expires: September 20, 2025
My Commission No. 703616



MAIL TAX BILLS TO: **Bani Ismeral Galindo**
735 Garfield Street, Gary, IN 46404

GRANTEE(S) ADDRESS: **735 Garfield Street, Gary, IN 46404**

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: **IN-23-68217-02**

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.