

NOT AN OFFICIAL DOCUMENT

2023-51705
01/27/2023 03:31 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

TAX: LD. NO. : 45-07-01-378-010.000-023

THIS INDENTURE WITNESSETH, That BINARY-HELIX LLC, GRANTOR, of San Diego County in the State of CALIFORNIA, CONVEYS AND WARRANTS to TIMOTHY WARREN COOPER AND LINDA R. COOPER, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, as 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 THIRTEEN (13) IN BLOCK FIVE (5) IN FRANK HAMMOND'S ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 19, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2734 KENWOOD ST., HAMMOND, IN 46323

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21 day of SEPTEMBER, 2023

BINARY-HELIX LLC


ALEXANDER CHARLES ANDERSON VILLELA, SOLE MEMBER

Community Title Company
2326894

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STATE OF CALIFORNIA
COUNTY OF San Diego SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21 day of September, 2023, personally appeared: ALEXANDER CHARLES ANDERSON VILLELA, SOLE MEMBER OF BINARY HELIX LLC and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission No. 2325723
My commission expires: 03/29/2024 Signature Dawn Michelle Eastman
Resident of San Diego County Printed Dawn Michelle Eastman, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS I.LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor. All information used in
preparation of document was supplied by title company.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 2734 KENWOOD ST., HAMMOND, IN 46323
SEND 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.

Signature

DARLEEN S BIRCHEL
Printed Name