

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-539824
12/06/23 09:57 AM
TOTAL FEES: 15.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: David Rodriguez Member of **Reliable Properties, LLC**, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: **NWI Casas, LLC** a Limited Liability Company organized and existing under the laws of 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:

Lots 10 and 11 and the vacated East 3 feet of Madison Street adjoining said Lots on the West, Block 1, Glen Park, City of Gary, as shown in Plat Book 3, page 91, Lake County, Indiana.

Commonly known as **4137 Madison Street, Gary, IN 46408**

Tax Key No(s): **45-08-28-426-009.000-004**

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 29th day of November, 2023.

Reliable Properties, LLC

BY: J.R.
Signature
David Rodriguez - Member
Printed Name and Title

STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, a Notary Public for said County and State, do hereby certify that David Rodriguez who having been duly sworn, stated that he/she is Member of **Reliable Properties, 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 29th day of November, 2023.

Notary Public
County of Residence: Lake
My Commission Expires: September 20/2025
Commission No.: 703416



MAIL TAX BILLS TO: **NWI Casas, LLC**
2701 W. 45th Ave., Gary, IN 46408
GRANTEE(S) ADDRESS: **2701 W. 45th Ave., Gary, IN 46408**

THIS INSTRUMENT PREPARED BY: **Douglas R. Kvachkoff, Attorney at Law**
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: **IN-23-68398-D1**

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.

DS
David R. Kvachkoff