

2023-14-000  
12/06/2023 02:21 PM  
TOTAL FEE: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 06 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel Number:  
45-07-10-327-013.000-023

Tax Mailing Address:

2079 W 50<sup>th</sup> Pl  
Gary IN 46408

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that Scott Rakos, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

**Major Key Enterprises, LLC,**

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:

### Parcel 1:

A parcel of land lying in the Southwest 1/4 Section 10, Township 36 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, more particularly described as follows: Commencing at the Northeast corner of the Southwest 1/4 of said Section 10; thence South 0 degrees 05 minutes 52 seconds East, along the East line of the Southwest 1/4 of said Section 10, said line also being the centerline of Grand Avenue a distance of 1321.97 feet; thence North 89 degrees 16 minutes 12 seconds West, a distance of 239.00 feet; thence North 0 degrees 43 minutes 48 seconds East, a distance of 79.00 feet to the point of beginning; thence North 89 degrees 16 minutes 12 seconds West, a distance of 27.58 feet; thence North 0 degrees 43 minutes 48 seconds East a distance of 31.00 feet; thence South 89 degrees 16 minutes 12 seconds East a distance of 27.58 feet; thence South 0 degrees 43 minutes 48 seconds West, a distance of 31.00 feet to the place of beginning, all in the City of Hammond, Lake County, Indiana. Also known as 7046 Montana Circle, Hammond, Indiana.

### Parcel 2:

A parcel of land lying in the Southwest 1/4 of Section 10, Township 36 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, more particularly described as follows: Commencing at the Northeast corner of the

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IN017294

Greater Indiana Title Company

# NOT AN OFFICIAL DOCUMENT

Southwest 1/4 of said Section 10; thence South 0 degrees 05 minutes 52 seconds East along the East line of the Southwest 1/4 of said Section 10, said line also being the center line of Grand Avenue a distance of 1321.97 feet; thence North 89 degrees 16 minutes 12 seconds West a distance of 204.80 feet; thence North 0 degrees 43 minutes 48 seconds East a distance of 63.43 feet; thence North 59 degrees 20 minutes 12 seconds East a distance of 12.0 feet to the place of beginning; thence North 30 degrees 39 minutes 48 seconds West a distance of 26 feet; thence North 59 degrees 20 minutes 12 seconds East a distance of 12.0 feet; thence South 30 degrees 39 minutes 48 seconds East a distance of 26.0 feet; thence South 59 degrees 20 minutes 12 seconds West a distance of 12.0 feet to the place of beginning, in the City of Hammond, Lake County, Indiana. Also known as Garage 10B, for 7046 Montana Circle, Hammond, Indiana.

Commonly known as: 7046 Montana Circle  
Hammond, IN 46324

**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**, Scott Rakos has executed this Warranty Deed on this

30 day of November, 2023.

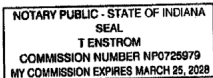
Scott Rakos

Scott Rakos

State of Indiana )  
  ) SS:  
County of Lake        )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Scott Rakos and acknowledged the execution of the foregoing Warranty Deed as his 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 30 day of November, 2023.



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

Notary's Printed Name: TENSTROM

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

# NOT AN OFFICIAL DOCUMENT

After recording return to and Mailing Address of Grantee:

Major Key Enterprises, LLC

2079 W 50<sup>th</sup> Place

Ellettsville IN 46408

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); referencing Greater Indiana Title Company commitment no. IN017294.

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Property of Lake County Recorder