

2024-10259  
01/16/2024 09:18 AM  
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

Jan 25 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2305915J  
CT Hobart LLC

**THIS INDENTURE WITNESSETH**, that JVA Empowerment LLC (Grantor) CONVEY(S) AND WARRANT(S) to Jeremaih Briesath, a single man (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:

**For APN/Parcel ID(s):** 45-08-09-454-044.000-004

LOT 11 ANDREW MEANS FOURTH PARK MANOR, IN THE CITY OF GARY, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 33, PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 2000 Madison Ln, Gary, IN 46407

**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 24 day of January, 2024.

JVA Empowerment LLC


BY:   
Gibrann Arriaga Ruiz  
Member of JVA Empowerment LLC

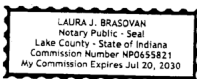
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Gibrann Arriaga Ruiz, as Member of JVA Empowerment 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 24 day of January, 2024

Signature:   
Printed: Laura J. Brasovan  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 20, 2030



# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this 24 day of January, 2024.

JVA Empowerment LLC


BY:   
Reyna Villegas  
Member of JVA Empowerment LLC

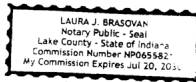
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Reyna Villegas, as Member of JVA Empowerment 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 24 day of January, 2024

Signature:   
Printed: Laura J. Brasovan  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 20, 2030



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 2000 Madison Ln  
Gary, IN 46407

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: Dena Phillips Farling.