

2025-563920 STATE OF INDIANA
02/01/2025 01:50 PM LAKE COUNTY
TOTAL FEES: 25.00 FILED FOR RECORD
BY: JAS GINA PIMENTEL
PG #: 4 RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jan 31 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-503172 STATE OF INDIANA
01/31/2024 02:06 PM LAKE COUNTY
TOTAL FEES: 25.00 FILED FOR RECORD
BY: JAS GINA PIMENTEL
PG #: 4 RECORDER
RECORDED AS PRESENTED

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That:

Mosak Properties, LLC, A Delaware Limited Liability Company

(Grantor), organized and existing under the laws of the State of Delaware, **CONVEYS AND WARRANTS** to

Dakota Bock and Ashley Henningfield, Joint Tenants With Rights of Survivorship

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 1121 S. Hobart Road, Hobart, IN 46342
Parcel No(s): 45-13-04-151-001-000-018

This conveyance is made subject to:

- Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.
- All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.
- The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.

The undersigned persons executing this Limited Liability Company Warranty Deed on behalf of Grantor represent and certify that they are members of Grantor, and have been fully empowered, by proper resolution to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[SIGNATURE PAGE TO FOLLOW]

PROPER TITLE, LLC
INDIANA-97282
1 OF 2

* RECORDED THIS DOCUMENT TO ADD GRANTEE'S PROPER RESIDING.

IN WITNESS WHEREOF, Grantors has executed this Deed this 24 day of January, 2024,

Mosak Properties, LLC, A Delaware Limited Liability Company

BY: Mark Mosak
Mark Mosak, Managing Member

** See attached*



STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public, in and for said County and State, this 24th day of January, 2024, personally appeared

Mark Mosak, Managing Member of Mosak Properties, LLC, A Delaware Limited Liability Company, and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, Resident of _____ County
Printed Name:
My Commission Expires:

This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 743-7505

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

GRANTEE'S MAILING ADDRESS

Mail Tax Statements and After Recording Return To: Dakota Beck and Ashley Henningfield
20 Beverly Boulevard
Hobart, IN 46342

Property of Lake County Recorder

FLORIDA SHORT-FORM CORPORATE ACKNOWLEDGMENT
F.S. 695.25 — Effective January 1, 2020

State of Florida }
County of Sarasota

The foregoing instrument was acknowledged before me by means of

- Physical Presence, — OR —
- Online Notarization,

this January 24, 2024, by
Date

Mark Mosak
Name of Officer or Agent, Title of Officer or Agent

Mosak Properties LLC
Name of Corporation Acknowledging

a Delaware corporation,
State or Place of Incorporation

on behalf of the corporation. He/She:

is personally known to me — OR —

has produced FED ID
Type of Identification

as identification.
Cindy Spoo
Signature of Notary Public

Cindy Spoo
Name of Notary Public, Printed or Stamped

Notary Public — State of Florida
Commission No. 44250104



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Limited Liability Company Warranty Deed

Document Date: 1/24/2024 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

EXHIBIT A
Legal Description

THE NORTH 165 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND
PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA.

Commonly known as: 1121 S. Hobart Road, Hobart, IN 46342
Parcel No(s): 45-13-04-151-001.000-018

Property of Lake County Recorder