

2/22/2024 5:53:32  
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TOTAL PAGES: 23/30  
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

Feb 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY  
WARRANTY DEED

File No.: FB2320023-00432-SM

**THIS INDENTURE WITNESSETH**, that Meanbizniz Handyman Services LLC (Grantor) CONVEY(S) AND WARRANT(S) to Kenya T. Van Pelt, a Married Woman (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 3816 Evergreen Street, East Chicago, IN 46312

Tax ID No.: 45-03-22-410-025.000-024

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 21st day of February, 2024.

Meanbizniz Handyman Services LLC

BY: Ray Smith  
Ray Smith, Sole Member

State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Ray Smith, Sole Member 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 21st day of February, 2024

Signature: Susan Miedema

Printed: Susan Miedema

Resident of: Lake County

State of: INDIANA

My Commission expires: July 26, 2030



FIDELITY NATIONAL TITLE  
FB2320023-00432

*[Handwritten signature]*

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "A" Legal Description

### Timothy Kuiper

Prepared By: Austgen Kuiper Jasaitis P.C.  
130 North Main Street  
, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 3816 Evergreen Street  
East Chicago, IN 46312

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: Susan Miedema.

Return To: Kenya J. Van Pelt  
3816 Evergreen Street  
East Chicago, IN 46312

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT "A"

LOT 27 IN BLOCK 9 IN EAST END RESUBDIVISION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND THAT PART OF VACATED WESTERLY 4 FEET OF EVERGREEN STREET ADJOINING SAID LOT ON THE EAST AS VACATED IN PLAT BOOK 22, PAGE 3.

Property of Lake County Recorder