

NOT AN OFFICIAL DOCUMENT

2/28/2024 10:58 AM
01/28/2024 10:58 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

Feb 28 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-504147
02/09/2024 11:38 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

Feb 09 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Rerecord to correct legal - add lot 9

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That **GREYMORR REAL ESTATE, LLC** (Grantor), CONVEYS AND SPECIALLY WARRANTS to **ADAM WOELKERS** (Grantee), of Lake County, in the State of Indiana, for the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to wit:

VAN LIEW & FUNKEY'S 1ST SUB BL. 7 LOTS 6, 7, 8 & N.1/2 LOT 9 JH

Commonly known as 730 Hanley Street, Gary, IN 46406.

Taxing District: Calumet Township
Parcel ID No.: 45-07-01-452-019.000-004

Subject, nevertheless, to the following:

1. Real estate property taxes not yet delinquent and real estate property taxes due and payable thereafter;
2. Applicable building codes and zoning ordinances; and
3. Easements, restrictions, covenants, rights-of-way, and agreements of record.

Grantees' Post office mailing address is 730 Hanley Street, Gary, IN 46406.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent(s) and certifies/certify that she/he/they is/are (a) duly elected officer(s) of Grantor and has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6
day of February, 2024.

GRANTOR:
GREYMORR REAL ESTATE, LLC

Theresa Laughlin Sole member
Signature

Theresa Laughlin, Sole Member
Printed Name, Title

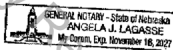
STATE OF Nebraska)
COUNTY OF Douglas) SS:

Before me, a Notary Public in and for said County and State, personally appeared Theresa Laughlin, Sole Member, of and for and on behalf of GREYMORR REAL ESTATE, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 6 day of February, 2024.

Angela J Lagasse
Notary Public
Printed Name

My Commission Expires: 11-18-27
My County of Residence: Douglas



Return deed to: Higgins Land Title Solutions - 3426 Paoli Pike, Floyds Knobs, IN 47119

Send tax bills to: Adam Woelkers 9221 Clay Street, Merrillville, IN 46410

Grantee's address: Adam Woelkers 9221 Clay Street, Merrillville, IN 46410

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name: Mark C. Laughlin, Attorney at Law, Declarant.

This instrument was prepared by **MARK LAUGHLIN**, Attorney at Law
Graham Law Firm, LLC, PO Box 31700, Omaha, NE 68131
Telephone 402-454-7437