NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 19 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-508591
03/20/2024 09:51 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **Rosalyn Baskin** of **Lake** County in the State of **Indiana**

CONVEYS AND WARRANTS TO **Aspen Estate, LLC**, a limited liability company organized and existing under the laws of the State of **Indiana**, for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in **Lake** County in the State of **Indiana,** to wit:

Lot 1 in Block 1 in South Broadway Land Company's Third South Broadway Addition to Gary, as per plat thereof, recorded in Plat Book 8, page 3, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3700-02 Broadway, Gary, IN 46408

TAX KEY NO(S): 45-08-28-229-014.000-004

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said **Rosalyn Baskin** has hereunto set her hand(s) and seal(s), this **18th day of March, 2024.**

Rosalyn Baskin

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, do hereby certify that **Rosalyn Baskin** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this **18th day of March, 2024.**

Jennifer Waters, Notary Public
A Resident of Lake County
My Commission Expires: September 20, 2025
My Commission No. 703616

NOTARY PUBLIC SEAL INDIANA
JENNIFER C. WATERS
Notary Public, State of Indiana
Lake County
Commission Number NP0703616
My Commission Expires
September 20, 2025

MAIL TAX BILLS TO: **Aspen Estate, LLC**
6656 Spurr Avenue, Portage, IN 46368

GRANTEE(S) ADDRESS: **6656 Spurr Avenue, Portage, IN 46368**
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977

File No: **IN-24-68741-02**

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:

Property of Lake County Recorder