

2024-09-17 11:02 AM  
03/26/2024 11:02 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

Mar 25 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### WARRANTY DEED

THIS INDENTURE WITNESSETH, that PGA Pro Investments LLC ("Grantor(s)") CONVEYS AND WARRANTS TO FLA Property Investments LLC ("Grantee(s)"), for the sum of Ten Dollars and zero cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lots 6, 7 and 8, Block 22, Earle's Third Glen Park Addition to Gary as per plat thereof, recorded in Plat Book 9, Page 36, in the Office of the Recorder of Lake County, Indiana.

Property Address: 4025 Connecticut Street, Gary, IN 46409

Parcel ID: 45-08-27-158-004.000-004

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

The undersigned persons executing this deed represent and certify on behalf of the Grantor that each of the undersigned are Partners of the Grantor and have been fully empowered by proper consent of the Partnership Agreement of the Grantor to execute and deliver this deed; that the Grantor is a limited liability partnership in existence in the state of its origin and, where required, in the state where the subject real estate is situated; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantors have executed this Deed this 21st day of March, 2024

PGA Pro Investments LLC

Oscar Amaya  
Oscar Amaya, Member

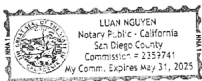
COUNTY OF San Diego STATE OF CALIFORNIA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of March, 2024 personally appeared Oscar Amaya, Member of PGA Pro Investments LLC who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 5/31/25 Signed: \_\_\_\_\_

Resident of: San Diego County, IN Printed: Luan Nguyen

(SEAL)



# NOT AN OFFICIAL DOCUMENT

**Redaction Statement:** 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. Lisa Palmer

**Prepared by:** Janice Shei, Attorney at Law, #25092-46, 15446 S 300 W, Hanna, IN 46340, 219-363-3499

**Grantee's & Mail tax bills to:** 8888 Keystone Crossing, Suite 1300, Indianapolis, IN 46240

**Liberty Title & Escrow File:** NW124004810

Property of Lake County Recorder