

NOT AN OFFICIAL DOCUMENT

2/28/2024 5:00 PM
01/28/2024 2:09 PM
TOTAL FEE: \$25.00
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

Mar 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-02-36-352-004.000-023

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Damien Gass as Authorized signer for Pruehss & Jussen, LLCI

CONVEY(S) AND WARRANT(S) TO

14 Condit Street Land Trust, for consideration other than monetary the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.


Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

Further, this conveyance shall be considered as an act to wind up or liquidate the company's affairs pursuant to I.C. 23-18-9-4 or I.C. 23-18-9-4, as applicable.

IN WITNESS WHEREOF, the Grantor has executed this deed this 27th day of March, 2024.

Pruehss & Jussen LLC

 as auth signer

BY: Damien Gass
TITLE: Authorized Signer

MTC File No.: 24-4939 (UD2)

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Damien Gass as Authorized Signer for Pruehss & Jussen LLC, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 27th day of March, 2024.

My Commission Expires:

2/15/2031

Commission No.

1262555

Notary Public County and State of Residence

Lake, IN

Signature of Notary Public

Kim A. Diaz
Kim A Diaz

Printed Name of Notary



This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

14 Condit Street
Hammond, IN 46320

Grantee's Address and Mail Tax Statements To:

8410 Kennedy Ave
Highland, IN 46322

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. Andrew R. Drake

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EXHIBIT A

Lot Numbered 20 in Block 2 in Towle & Young's 2nd Addition to the City of Hammond, as per plat thereof recorded in Plat Book 2, page 8 in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder