

2024-03-28 11:03 AM
03/28/2024 11:03 AM
NOTARIAL FEES: 25.00
BY: JAS
PG #: 1
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

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Darrell Audiss as member of Dakota Properties, LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Spiro Gvero of Lake County in 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 3 in Block 5 in Roxana 1st Addition to Hammond, as per plat thereof, recorded in Plat Book 20, page 24, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 7509 Marshall Avenue, Hammond, IN 46323

Tax Key No(s): 45-07-16-179-003.000-023

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; 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, the said Grantor has caused this deed to be executed by and through its authorized member this 27th of March, 2024.

Dakota Properties, LLC
BY: [Signature]
Darrell Audiss Member
Printed Name & Title

STATE OF INDIANA
COUNTY OF LAKE

I, Jennifer C. Waters, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Darrell Audiss who having been duly sworn, stated that he/she is Member of Dakota Properties, LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this the 27th of March, 2024.

[Signature]
Jennifer C. Waters, Notary Public
My Commission Expires: September 20, 2025



MAIL TAX BILLS TO: Spiro Gvero 736 Heather Ct. Griffith, IN 46319
7509 Marshall Avenue, Hammond, IN 46323

GRANTEE(S) ADDRESS: 736 Heather Ct. Griffith, IN 46319
7509 Marshall Avenue, Hammond, IN 46323

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-24-68821-02

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.

[Signature]