

2025-518912
04/03/2024 11:31 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 01 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-09-07-132-010.000-004

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Sharad Mehta as Member of Max Properties, LLC

CONVEY(S) AND WARRANT(S) TO

Jitaun Lenee Sanders, a married woman, for Ten Dollars and other valuable consideration 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"

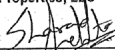
Subject to Real Estate taxes now due and payable and thereafter.

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.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of March, 2024.

Max Properties, LLC


By: Sharad Mehta
Title: Member

MTC File No.: 24-5479 (UD)

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①

NOT AN OFFICIAL DOCUMENT

State of _____ County of _____ ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Sharad Mehta, Member of Max Properties, 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 _____ day of _____, _____.

My Commission Expires:

Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:

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

PLEASE SEE ATTACHED
CALIFORNIA
CERTIFICATE

Property Address:

5400 East 13th Place
Gary, IN 46403

Grantee's Address and Mail Tax Statements To:

5400 East 13th Place
Gary, IN 46403

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

NOT AN OFFICIAL DOCUMENT

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On March 28 2024

before me,

J. VERGARA, notary public

Date

Here Insert Name and Title of the Officer

personally appeared

Sharad Mentia

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lot 1, in Block 3, in Lake Estates Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 32 page 24, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder