

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-3-07-24
04/03/24 01:27 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2401345-KEA
CT Highland LLC

THIS INDENTURE WITNESSETH, that FG Invest LLC (Grantor) CONVEY(S) AND WARRANT(S) to Zachary Dahlgren (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

For APN/Parcel ID(s): 45-07-07-153-032.000-023

LOTS 20, 21 AND THE WEST 1/2 OF LOT 22 IN BALDWIN MANOR, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 905 Spruce St, Hammond, IN 46324

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 29 day of March, 2024.

FG Invest LLC

BY: Farris Gosea
Farris Gosea, Sole Member of FG Invest LLC

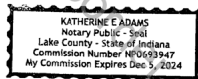
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Farris Gosea, as Sole Member of FG Invest LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29 day of March, 2024

Signature: Katherine E. Adams
Printed: Katherine E. Adams
Resident of: Lake County
State of: INDIANA
My Commission expires: December 5, 2024



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 2395 24th Ave 10, San Francisco, CA 94116

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: Dena Phillips Farling.