

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2024-513324
04/29/2024 10:44 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Apr 29 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Graham Professional Building LLC, an Indiana limited liability company ("Grantor(s)") CONVEYS AND WARRANTS TO ProFinance Federal Credit Union ("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:

LOT D-2 OF DAVID ADDITION, A RESUBDIVISION OF LOT "D" COMMERCE PARK, A PLANNED BUSINESS CENTER IN THE TOWN OF MERRILLVILLE, AS SHOW IN PLAT BOOK 85, PAGE 39, IN LAKE COUNTY, INDIANA.

Property Address: 350 West 84th Drive, Merrillville, IN 46410

Parcel ID: 45-12-21-476-007.000-030

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 22nd day of April, 2024

Graham Professional Building LLC, an Indiana limited liability company

Claudia L. Graham
Claudia L. Graham, Member

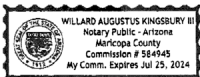
COUNTY OF PINAL STATE OF ARIZONA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of April, 2024 personally appeared Claudia L. Graham, Member for Graham Professional Building LLC, an Indiana limited liability company who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: July 25, 2024 Signed: _____

Resident of: Maricopa County, IN Az Printed: Willard Augustus Kingsbury III

(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: 7700 Broadway, Merrillville, IN 46410

Liberty Title & Escrow File: NW124004781

Property of Lake County Recorder