

NOT AN OFFICIAL DOCUMENT

2024-115326
04/30/2024 11:27 AM
TOTAL 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

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH that Grantor, **KWS REAL ESTATE, LLC**, conveys and warrants to Grantee, **Linden Street Properties LLC**, the following Real Estate in Lake County, Indiana, to-wit:

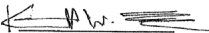
Lot 5 in Block 1 in Brant's business Center Addition to the Town of Griffith, as per plat thereof, recorded in Plat book 50 page 61 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1951 N. Woodlawn Ave., Griffith, Indiana 46319
Parcel Number: 45-07-23-302-001.000-006

The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the undersigned is a duly authorized officer of the Grantor and has been fully empowered by proper Resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Grantor is an entity in good standing in Indiana; that the Grantor has full entity capacity to convey the real estate described, and that all necessary entity action for the making of this conveyance has been duly taken. Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 25 day of April, 2024.

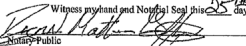
KWS REAL ESTATE, LLC

By: 
Kenneth W. Schoon, President

STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, a Notary Public in and for said County and State, personally appeared Kenneth W. Schoon, President of KWS REAL ESTATE, LLC, and acknowledged execution of the foregoing 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 Notary Seal this 25th day of April, 2024.


Notary Public



Grantee's Address & Mail tax bills to: 1951 N. Woodlawn Ave., Griffith, Indiana 46319

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each of the following member in this document, unless required by law and this document was prepared by Timothy R. Kuiper, AUSTGEN REALTY SERVICES P.C., 130 N. Main Street, Crown Point, Indiana 46307.