NOT AN OFFICIAL DOCUMENT

2024-513202
04/30/2024 11:34 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 **George Ann Austin** of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO **Dakota Properties, LLC**, a limited liability company organized and existing under the laws of 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 7, Block 4 Resubdivision of Sunshine Addition to Hammond, as shown in Plat Book 28, page 31, in Lake County, Indiana

Commonly known as 3230 176th Street, Hammond, IN 46323

TAX KEY NO(S): **45-07-15-153-007.000-023**

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said **George Ann Austin** has hereunto set his hand(s) and seal(s), this **23rd day of April, 2024.**

George Ann Austin

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, do hereby certify that **George Ann Austin** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this **23rd day of April, 2024.**

Jennifer Waters, Notary Public
A Resident of Lake County
My Commission Expires: September 20, 2025
My Commission No. 703616

JENNIFER C. WATERS
Notary Public, State of Indiana
Lake County
Commission Number NP0703616
My Commission Expires
September 20, 2025

MAIL TAX BILLS TO: **Dakota Properties, LLC**
7726 Taft Street, Merrillville, IN 46410

GRANTEE(S) ADDRESS: **7726 Taft Street, Merrillville, IN 46410**
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977

File No: **IN-24-68955-02**

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:

Property of Lake County Recorder