

2024-05-17 09:51
05/30/2024 1:51 PM
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
May 30 2024 SLG
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That **Ernestine Otano** as **Trustee and not personally under the provisions of a trust agreement dated June 15, 2020, known as NINI 328** by virtue of and pursuant to the authority vested in said Trustee in and by said agreement, does hereby Convey and Warrant unto **One Group Network LLC**, a limited liability company organized and existing under the laws of the State of Indiana, for and in consideration of ten and no/100 dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, the following described real estate situate in Lake County, Indiana, to-wit:

South half of Lot 26, Lots 27 and 28 and the North half of Lot 29, Block 14, Resubdivision of Gary Land Company's Sixth Subdivision in the City of Gary, as shown in Plat Book 14, page 21, in Lake County, Indiana.

Commonly known as 328-334 Bridge Street, Gary, IN 46404

TAX KEY NO(S): 45-08-05-153-016-000-004

This conveyance is subject to State, County and municipal taxes for 2023 payable in 2024 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements, restriction of record and questions of survey. GRANTOR expressly limits said warranties only against the acts of the GRANTOR and all persons claiming by, through or under the GRANTOR. This Deed is executed pursuant to, and in the exercise of the powers and authority granted to and vested in the Trustee(s) by the terms of the **Trust agreement dated June 15, 2020, known as NINI 328 Trust**

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this **7th day of May, 2024**.

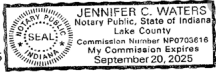
NINI 328 Trust
BY: *Ernestine Otano*
Ernestine Otano
Trustee

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

I, **Jennifer Waters**, a Notary Public for the County of Lake and State of Indiana, do hereby certify **Ernestine Otano** signing above as Trustee under the **NINI 328 Trust**, and as such Trustee acknowledged the execution of the foregoing Trustee's 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 official seal, this **7th day of May, 2024**.

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



MAIL TAX BILLS TO: One Group Network LLC
2701 W. 45th Ave., Gary In 46408

GRANTEE(S) ADDRESS: 2701 W. 45th Ave., Gary In 46408
THIS INSTRUMENT PREPARED BY : Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977

File No.: IN-24-68949-02
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: _____