

2024 5:17:14  
05/30/2024 13:03 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 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT David Overman as member of O Properties, LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Gerardo Regalado and Catherine E. Regalado, husband and wife as tenants by the entireties of Lake County in 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 22 In Block 1 In Country Club Second Addition - Section "B", in the Town of Merrillville, as per plat thereof, recorded March 9, 1954, in the Plat Book 30, page 8, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 6003 Grant Place, Merrillville, IN 46410

Tax Key No(s): 45-12-05-480-015.000-030

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; 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, the said Grantor has caused this deed to be executed by and through its authorized member this 15th of May, 2024.

O Properties, LLC

BY: [Signature]  
Signature  
David Overman  
Printed Name and Title

STATE OF INDIANA  
COUNTY OF LAKE

I, Jolene Kratochvil, a Notary Public for the County of Lake and State of Indiana, do hereby certify that David Overman who having been duly sworn, stated that he/she is Member of O Properties, LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty 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 15th of May, 2024.

Jolene Kratochvil  
Notary Public: JOLENE KRATOCHVIL  
Commission Expires: November 13, 2029  
Commission No.: 648497  
County of Residence: Lake



MAIL TAX BILLS TO: Gerardo Regalado and Catherine E. Regalado  
6003 Grant Place, Merrillville, IN 46410

GRANTEE(S) ADDRESS: 6003 Grant Place, 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-24-68871-01

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law: [Signature]