

NOT AN OFFICIAL DOCUMENT

2024-11-30
05:30:24 PM
TOTAL FEE: 25.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

BY: JAS
PG #: 2
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 30 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-08-27-381-021.000-004

Tax Mailing Address:

3946 Broadview
Gary IN 46408

COMPANY WARRANTY DEED

THIS INSTRUMENT WITNESSETH that **Distressed Property Solutions, LLC**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants to**

Johnathan Robinson,

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$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 12, except the West 5 feet thereof, in Block 7 in Bungalow Heights, in the City of Gary, as per plat thereof, recorded in Plat Book 15, page 2, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 520 East 45th Avenue
Gary, IN 46409

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments and real estate taxes for the year 2023 payable in 2024 and thereafter.

IN WITNESS WHEREOF, Distressed Property Solutions, LLC has executed this Company Warranty

Deed on this 28th day of May, 2024.

Distressed Property Solutions, LLC

By: John M. Roorda
John M. Roorda, Managing Member

(Company Warranty Deed – GITC File No. IN017995 – Page 1 of 2)

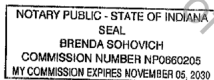
Greater Indiana Title Company

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared John M. Roorda, as Managing Member of Distressed Property Solutions, LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 28th day of May, 2024.



Notary's Signature: _____

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

Notary's Commission Number: NP0680205

After recording return to and Mailing Address of Grantee: Johnathan Robinson

3940 Broadway
Gary IN 46408

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN017995.