

NOT AN OFFICIAL DOCUMENT

2024-120075
06/20/2024 09:04 AM
TOTAL FEES: 25.00
BY: SP
PG #: 2
RECORDED AS PRESENTED
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 20 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: LD. NO. : 45-11-17-276-013.000-036

THIS INDENTURE WITNESSETH, That 1924 INDY BLVD LLC, GRANTOR, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to DOUNG AND FAMILY LLC, of LAKE County in the State of INDIANA, as GRANTEE in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 2 IN FIRST FEDERAL PLAZA UNIT NO. 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 49 PAGE 23, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND FORMERLY DESCRIBED AS FOLLOWS: THE SOUTH 175 FEET OF THE EAST 300 FEET OF LOT 1, FIRST FEDERAL PLAZA, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 48 PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO USE THE ENTRANCE EASEMENT AS SHOWN ON THE PLAT OF FIRST FEDERAL PLAZA UNIT NO. 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 49 PAGE 23, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1924 US HIGHWAY 41, SCHERERVILLE, IN 46375

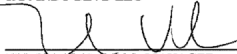
SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager 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 Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 13th day of June, 2024.

1924 INDY BLVD LLC



NICHOLAS VLACHOS, MANAGER

COMMUNITY TITLE COMPAN
FILE NO. 242775

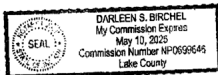
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STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of June, 2024, personally appeared: **NICHOLAS VLAHOS, MANAGER, OF 1924 INDY BLVD LLC** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646
My commission expires: 5/10/25 Signature [Signature]
Resident of Laurel County Printed Darleen S. Birchel, Notary Public

This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45**
VIS LAW, L.L.C. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.



RETURN DEED TO: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **1013 STONEBRIDGE DR., SCHERERVILLE, IN 46375**
SEND TAX BILLS TO: **GRANTEE**

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.

[Signature]
Signature

Darleen S. Birchel
Printed Name