

06/21/2024 10:00 AM
TOTAL FEES: \$7.00
BY: SP
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

Jun 20 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: George J. Loxas as President of Claven-Clifford Inc. (Grantor) a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Reliable Properties Development LLC (Grantee), a limited liability company organized and existing under the laws of the State of Indiana, for the sum of TEN & 00/100 DOLLARS and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana.

Subject to any and all easements, agreements and restrictions of records.

Lot 44, and the South 7 feet of Lot 45, Block 8, Winslow's Addition to the City of Hammond, as per plat thereof, recorded in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4212 Johnson Avenue, Hammond, IN 46327

TAX KEY NO(S): 45-02-25-207-005.000-023

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor and pursuant to the by-laws, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 12 day of June, 2024.

Claven-Clifford Inc

BY: George J. Loxas
Signature

GEORGE J LOXAS PRESIDENT
Printed Name and Title

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public for the County of Lake and State of Indiana, do hereby certify that George J. Loxas who having been duly sworn, stated that he/she is President of Claven-Clifford Inc. and acknowledged the execution of the foregoing Corporate 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 12 day of June, 2024.

Donna Dyer
Notary Public: Donna Dyer
Commission Expires: 08/09/27
Commission No.: NF0720695
County of Residence: Lake



MAIL TAX BILLS TO: Reliable Properties Development LLC
6824 Calumet Avenue, Hammond 46324

GRANTEE(S) ADDRESS: 6824 Calumet Avenue, Hammond 46324

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-24-69210-02

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: Joshua Whitehead