

2025 527756
07/26/2024 1:42 PM
TOTAL FEE: 15.00
BY: MA
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-07-25-383-003.000-001

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Infinite Batteries, Inc., a corporation organized and existing under the laws of the State of Illinois

CONVEY(S) AND WARRANT(S) TO

Leonardo Echavarría, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, 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, the Grantor has executed this Deed this 26th day of July, 2024.

Infinite Batteries, Inc.

Shyam K. Hathi

By: **Shyam K. Hathi**
Title: **President**

NOT AN OFFICIAL DOCUMENT

State of Florida, County of Saint Lucie ss:

I hereby certify that the attached or associated electronic record entitled and dated this 26th day of July, 2024 was acknowledged and signed by the principal Shyam K. Hathi, President of Infinite Batteries, Inc. who is located in the City of Griffith, County of Lake, State or Province of Indiana, and Country of USA and who appeared by audio-visual communication on this date, was notarized by me, the remote notary public, on this 26th day of July, 2024 in said county and state.

WITNESS, my hand and Seal this 26th day of July, 2024

07/14/2025

My Commission Expires:

HH 153738

Commission No.

Florida

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

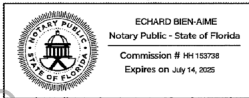
4415 Calhoun Street
Gary, IN 46408

Echard bien - aime

Signature of Notary Public

ECHARD BIEN-AIME

Printed Name of Notary



Notarized remotely online using communication technology via Proof.

Grantee's Address and Mail Tax Statements To:

733 N. Colfax Street
Griffith, IN 46319

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. Andrew R. Drake

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lot 3, Block 7, J.R. Brant's Forty-fifth Avenue Gardens, as shown in Plat Book 21, page 19, in Lake County, Indiana.

Property of Lake County Recorder