

NOT AN OFFICIAL DOCUMENT

2025 57792
07/26/2024 12:38 PM
TOTAL FEE: \$ 70
BY: MA
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

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

This Indenture Witnesseth, that D.A.D. Properties, LLC, an Indiana limited liability company ("Grantor"), by Dwayne Rancier, its Sole Member, hereby CONVEYS AND WARRANTS to D.A.D. Properties Acquisitions LLC, an Indiana limited liability company ("Grantee"), for NO MONETARY CONSIDERATION, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 4102 Butternut St, East Chicago, IN 46312, and more particularly described as:

Lot One (1) in Block Eight (8) in Sunnyside Addition to East Chicago, as per plat thereof, recorded in Plat Book 15, page 1, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-03-27-201-002.000-024

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are the Sole Member of Grantor and thereby fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 23rd day of

July, 2024.

D.A.D. Properties, LLC

By: 
Dwayne Rancier, Sole Member

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STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Dwayne Rancifer as Sole Member of D.A.D. Properties, LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 23rd day of July, 2024.

Signature , Notary Public

Printed: Lisa M Matson

My Commission Expires: 02/01/2032

My County of Residence is: Lake



File No. **IN2411408**

Prepared by and return deed to:
Rose K. Kleindl, Esq.

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl.

Grantee mailing address and please send tax statements/notices to:

3930 Main St.
East Chicago IN 46312