

# NOT AN OFFICIAL DOCUMENT

2024-52-197  
07/26/2024 02:51 PM  
TOTAL FEES: 25.00  
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

Mail tax bills to:

Parcel No. 45-11-28-378-017.000-035

JEMS Investments, LLC  
378 Devon Road  
Valparaiso, IN 46385

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that, Anna Maria Nowak ("Grantors") of Lake County in the State of Indiana, CONVEY(S) AND WARRANT(S) TO JEMS Investments, LLC ("Grantee") of Porter County in the State of Indiana, in consideration of One Dollar 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:

Part of the East 5 acres of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as: Commencing at the Southwest corner of said 5 acre tract; thence East 87 feet; thence North 200 feet; thence West 87 feet; thence South 200 feet to the place of beginning, except the South 1 rod thereof for a road.

Commonly known as: 10450 W. 93rd Ave., St. John, IN 46373

Grantee's address: 378 Devon Road, Valparaiso, IN 46385

Subject to: Taxes for 2023 and subsequent years, building lines, covenants and restrictions.

