NOT AN OFFICIAL DEPARTMENT OF THE PROPERTY OF

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

RECORDED AS PRESENTED

RECORDER

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.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Granton	r has executed this deed this July 26, 2024.
Anna Maria Nowak	_
Anna Maria Nowak	
STATE OF INDIANA)
COLDITAL OF LAKE) SS:
COUNTY OF LAKE)
Before me, a Notary Public in and to Nowak who acknowledged the execution	for said County and State, personally appeared Anna Maria cution of the foregoing instrument.
Witness my hand and Notarial Seal	this July 26, 2024.
	of N
	Richard A. Zunica
My commission expires: 8/31/2030	
County of Residence: Porter	RICHARD A. ZUNICA
(SEAL)	SEAL Commission Engine Occamission Engine Sea (200) Se
	-0,
I affirm under the penalties for perjury that I have taken reasonable care to reduct each social security number in this document unless required by law.	

RICHARD A. ZUNICA

This Instrument prepared by: Attorney Richard A. Zunica, 162 Washington Street, Lowell, IN 46356, File No. 24-28643