

02-25-24
08/01/2024 01:37 PM
TOTAL FEES: \$0.00
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

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That:

RHA Industries, LLC

(Grantor), organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to
Erick K. Wright and Christine L. Wright, Husband and Wife ^{LL}

(Grantees), of Lake County, in the State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and
other valuable consideration, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part
hereof.

Commonly known as: 4638 Hohman Avenue, Hammond, IN 46327
Parcel No(s): 45-02-25-410-029.000-023

PROPER TITLE, LLC
INPT 24-109546W
102

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2023 payable in 2024 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

The undersigned persons executing this Limited Liability Company Warranty Deed on behalf of Grantor represent and certify that they are members of Grantor, and have been fully empowered, by proper resolution to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[SIGNATURE PAGE TO FOLLOW]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors has executed this Deed this 31st day of July, 2024.

RHA Industries, LLC

BY: 

Anthony Walker
Member

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 31 day of July, 2024, personally appeared Anthony Walker, Member of THA Industries, LLC and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, Residency of LAKE County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030

NOTARY PUBLIC - STATE OF INDIANA SEAL KAREN CRAIG COMMISSION NUMBER 659346 MY COMMISSION EXPIRES NOVEMBER 04, 2030
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This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherverville, IN 46375
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Erick K. Wright and Christine L. Wright
4638 Hohman Avenue
Hammond, IN 46327

Grantee Address ^{MD}

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Legal Description

LOT 15 IN BLOCK 10 IN SUBDIVISION OF THE EAST PART OF THE NORTH SIDE ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 97, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM:

A PART OF LOT 15 IN BLOCK 10 IN THE SUBDIVISION OF THE EAST PART OF THE NORTH SIDE ADDITION TO THE CITY OF HAMMOND, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 97, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 00 MINUTES 29 SECONDS WEST 8.00 FEET ALONG THE SOUTH LINE OF SAID LOT TO POINT "2025" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 38 MINUTES 12 SECONDS EAST 50.06 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 00 MINUTES 43 SECONDS EAST 8.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 38 MINUTES 12 SECONDS WEST 50.06 FEET (50.00 FEET BY SAID SUBDIVISION PLAT) ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING AND CONTAINING 400 SQUARE FEET, MORE OR LESS, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

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Parcel No(s): 45-02-25-410-029.000-023