

NOT AN OFFICIAL DOCUMENT

2024-2719
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TOTAL PAGES: 20.00
BY: JAS
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

Aug 16 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2402881-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Simple Realty LLC (Grantor) CONVEY(S) AND WARRANT(S) to Lucas Wiggins (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

For APN/Parcel ID(s): 45-06-12-209-010.000-023

THE SOUTH 20 FEET OF THE WEST 1/2 OF LOT 16 AND THE NORTH 20 FEET OF THE WEST 1/2 OF LOT 17 IN GREEN FILEDS ADD. TO HAMMOND, AS PER PLAT THEREOF RECORDED PLAT BOOK 12, PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THEREFROM THAT PART DEEDED TO THE CITY OF HAMMOND BY DEED RECORDED DECEMBER 8, 1922 IN DEED RECORD 106, PAGE 137, FOR ALLEY PURPOSE.

Property: 6631 Van Buren Ave, Hammond, IN 46324

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 14th day of August, 2024.

Simple Realty LLC


BY: 
Zachary Pinkston, Sole Member

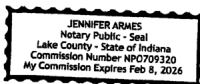
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Zachary Pinkston, as Sole Member of Simple Realty LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of August 2024

Signature: 
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



CHICAGO TITLE INSURANCE COMPANY

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Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 6631 Van Buren Ave
Hammond, IN 46324

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: Dena Phillips Farling.

Property of Lake County Recorder