

NOT AN OFFICIAL DOCUMENT

2024-09-23 09:41 AM
FILED FOR RECORD
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

Sep 24 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

TAX: LD. NO. 45-15-28-333-001.000-014

THIS INDENTURE WITNESSETH that HENN HOLDINGS, LLC, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to M & M WAREHOUSES, LLC, (GRANTEE), of PORTER County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

LOT 17 IN RAILSIDE BUSINESS PARK, AN ADDITION TO CEDAR LAKE, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 13631 ALEXANDER STREET, CEDAR LAKE, IN 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE UNDERSIGNED HEREBY REPRESENT THAT THIS REAL ESTATE IS NOT A PROPERTY AS DEFINED IN INDIANA CODE 13-7-22.5-1, ET SEQ. AND IS NOT, AND HAS NOT BEEN USED AS A LANDFILL OR DUMP, AND CONTAINS NO UNDERGROUND STORAGE TANKS OR TOXIC HAZARDOUS WASTE OR MATERIALS, AND THAT NO DISCLOSURE STATEMENT UNDER INDIANA CODE 13-7-22.5-1, ET SEQ. (INDIANA RESPONSIBLE PROPERTY TRANSFER LAW) IS REQUIRED FOR THIS TRANSACTION.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 1st day of September 20²⁴.

HENN HOLDINGS, LLC

By: Rob Henn Member
ROB HENN, MEMBER

John Henn Member
JOHN HENN, MEMBER

COMMUNITY TITLE COMPANY
FILE NO. 24286

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA
COUNTY OF Cole SS:

Before me, a Notary Public in and for said County and State, personally appeared **ROB HENN AND JOHN HENN, MEMBERS, of HENN HOLDINGS, LLC** and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 19th day of September, 2024

Commission No. 0699646

My commission expires: 5-10-25

Resident of Cole County

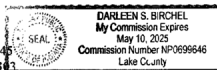
Signature [Signature]

Printed Darleen S. Birchel, Notary Public

This instrument prepared by

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46313

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company



RETURN DEED TO: **GRANTEE**

GRANTEE STREET OR RURAL ROUTE ADDRESS: **421 BROOKSHIRE COURT, VALPARAISO, IN 46385**

SEND TAX BILLS TO: **GRANTEE**

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.

[Signature]
Signature

DARLEEN S. BIRCHEL

Printed Name