

NOT AN OFFICIAL DOCUMENT

2024-13247
09/25/2024 11:01 AM
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

Sep 25 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

This Indenture Witnesseth, that Preferred Homes, LLC, an Indiana limited liability company ("Grantor"), by Alfred Perez, its Member, CONVEY(S) AND WARRANT(S) to Medran's Investments LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 1600 E 34th Avenue, Lake Station, IN 46405, and more particularly described as:

A part of the North Half of the North Half of the Southwest Quarter of Section Twenty (20), Township Thirty-six (36) North, Range Seven (7) West of the 2nd Principal Meridian, Hobart Township, Lake County, Indiana, more particularly described as beginning at a point 663.41 feet East of the intersection of the dedicated East line of Viking Village Subdivision as appears of record in Plat Book 33, page 16, in the Office of the Recorder of Lake County, Indiana, with the North line of Trotman's First Subdivision to Hobart as appears of record in Plat Book 23, page 50, in the Office of the Recorder of Lake County, Indiana; said point of intersection being the Southeast corner of said Viking Village Subdivision and the centerline of 34th Avenue and is a point found by commencing at the Northwest corner of said North Half of the North Half of the Southwest Quarter of said Section Twenty (20) and thence South 01 degree 18 minutes East on the West line of said Section Twenty (20), a distance of 669.97 feet to the South line of said Viking Village Subdivision; thence East on said South line 1319.72 feet to the point of beginning; thence continuing East 185.49 feet; thence North at right angles to the centerline of 34th Avenue for a distance of 130 feet to the South line of dedicated Viking School Third Subdivision as appears of record in Plat Book 36, page 10, in the Office of the Recorder of Lake County, Indiana; thence West at right angles 22.13 feet; thence South 07 degrees 39 minutes 17 seconds West, 35.38 feet; thence West 153.51 feet to the curved centerline of LaPorte Street which has a radius of 408.71 feet; thence Southwesterly on said curved centerline 65.28 feet to point of tangent; thence continuing South 30 feet to the point of beginning.

Parcel No. 45-09-20-328-003.000-020

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly appointed Member(s), Manager(s), or representative(s) 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 company action for the making of such conveyance has been taken and done.

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In Witness Whereof, Grantor has caused this deed to be executed this 19 day of September, 2024.

Preferred Homes, LLC

BY: [Signature]
Alfred Perez
Member

STATE OF INDIANA

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez as Member of Preferred Homes, LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal, this 19 day of September, 2024.

Signature [Signature], Notary Public

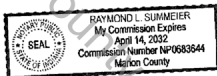
Printed: Raymond L Summeier

My Commission Expires:

4-14-32

My County of Residence is:

Marion



File No.: IN2414745

Prepared by and return deed to:

Rose K. Kleindl, Esq.

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl, Esq.

Grantee mailing address and please send tax statements/notices to:

4638 Torrance Ave Hammond IN 46322