

2024-09-25 10:03:00 PM
09/25/2024 03:00 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
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

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Charles Robinson as Sole Member of 75 Realty LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Aurelio Becerra of Indians County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 31, except that part commencing at the Southwest corner of said Lot thence Northerly along the West line of said Lot 31, 2.25 feet; thence Easterly parallel with the South line of said Lot 31, 70 feet; thence Southerly parallel with the West line of said lot, 2.25 feet; thence Westerly along the South line of said lot, 70 feet to the Place of Beginning, In Block 4, in Hiney's First Addition to Gary, in the City of Gary, as per plat thereof, recorded in Plat Book 13, page 14, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4529 Pierce Street, Gary, IN 46408

Tax Key No(s): 45-08-33-126-009.000-004

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 16th of September, 2024.

75 Realty LLC

BY: [Signature]
Signature

Charles Robinson Sole Member
Printed Name & Title

SD
STATE OF INDIANA IL

COUNTY OF LAKE

SD Lauren M. Pierre, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Jennifer C. Waters who having been duly sworn, stated that he/she is Charles Robinson of 75 Realty LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty 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 official seal, this the 16th of September, 2024.

SD Lauren M. Pierre
Jennifer C. Waters, Notary Public Lauren M. Pierre
My Commission Expires: September 20, 2025 12-20-2024



MAIL TAX BILLS TO: Aurelio Becerra
5919 W. 41st, Gary, IN 46408

GRANTEE(S) ADDRESS: 5919 W. 41st Gary, IN 46408

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-862-2977
File No.: IN-24-69484-02

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]