

2024-03-13 10: / 20 11:2 AM  
PAID FOR RECORD  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 15 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

CORPORATE  
WARRANTY DEED

File No.: BT2320024-00269-EK  
CT Schererville LLC

**THIS INDENTURE WITNESSETH**, that JR Houses Inc and Princeton Allstar Investment Group LLC (Grantor) CONVEY(S) AND WARRANT(S) to Shelinda Spells (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): 45-08-28-202-011.000-004

ALL OF LOT 36 IN BLOCK 5, IN JACKSON PARK SOUTH BROADWAY ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED SEPTEMBER 27, 1907 IN PLAT BOOK 6, PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 3751 Van Buren St, Gary, IN 46408

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 duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor(s), to execute and deliver this deed; that Grantor(s) has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 11 day of <sup>OCT</sup> ~~August~~, 2024.

JR Houses Inc

BY: Paloma Josefina Burgos  
Paloma Josefina Burgos, President  
JR Houses Inc  
↓  
JOSEFINA.

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Paloma Josefina Burgos, as President of JR Houses Inc, 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 11 day of <sup>OCT</sup> ~~August~~, 2024

Signature: Laura J. Brasovan  
Printed: Emily Kurczynski  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 26, 2026  
7-20-30

LAURA J. BRASOVAN  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NP063521  
My Commission Expires Jul 20, 2030

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this 11 day of <sup>Oct.</sup>~~August~~, 2024.

Princeton Allstar Investment Group LLC

BY: Aron Meeks  
Aron Meeks, Member

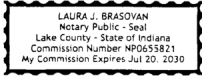
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Aron A. Meeks and as Members of Princeton All Star Investment Group 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 11 day of <sup>Oct.</sup>~~August~~, 2024

Signature: Laura Brasovan  
Printed: Emily Kurezynski, LAURA BRASOVAN  
Resident of: Lake County, IN  
State of: INDIANA  
My Commission expires: ~~March 26, 2026~~ 7-20-30



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

Grantee's Address and Tax Billing Address: 3751 Van Buren St  
Gary, IN 46408

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.