

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct 15 2024 BDD

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: Joe Mondragon 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:

All of Lot 25 in Block 12 and the North 1/2 of Lot 26 in Block 12 of the George and William Earle's Second Glen Park Addition in the City of Gary, as shown in Plat Book 9, page 19 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3901 Madison Street, Gary, IN 46408

Tax Key No(s): 45-08-28-276-001.000-004

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 14th of October 2024.

75 Realty LLC
BY: [Signature]
Charles Robinson Sole Member
Printed Name & Title

STATE OF IL
COUNTY OF LAKE

I, PARAG NAVALRAY MEHTA, a Notary Public for the County of LAKE and State of IL, do hereby certify that CHARLES ROBINSON, who having been duly sworn, stated that he/she is SOLE MEMBER 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 14th of October 2024.

Parag Navalray Mehta
Notary Public: PARAG NAVALRAY MEHTA
My Commission Expires: AUG 2, 2028



MAIL TAX BILLS TO: Joe Mondragon
4831 W. Crystal St. Chicago IL 60651
GRANTEE(S) ADDRESS: 4831 W. Crystal St. Chicago IL 60651

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-24-69493-02

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]