

2024-500016  
07/3/2024 09:15 AM  
TOTAL FEES: 25.00  
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

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

WARRANTY DEED

This Indenture Witnesseth, that Dorothy R. Nevils a/k/a Dorothy Riley Nevils by Sean E. Nevils, Attorney-in-Fact ("Grantor") CONVEYS AND WARRANTS to A & J Property Solutions LLC, an Indiana limited liability company ("Grantee") of the state of Indiana, 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 575 Johnson St., Gary, IN 46402, and more particularly described as:

Lot No. 12 in Block No. 11, in the ReSubdivision of Gary Land Company's Third Subdivision, in the City of Gary, Lake County, Indiana.

Parcel No. 45-08-04-302-010.000-004

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

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

In Witness Whereof, Grantor has caused this deed to be executed this 17th day of

October, 2024.

*Dorothy R. NEVILS AKA Dorothy RILEY NEVILS*

Dorothy R. Nevils a/k/a Dorothy Riley Nevils

by Sean E. Nevils, Attorney-in-Fact, under Inst.

No. 2024-535685

By *[Signature]*, AIF

Not a Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
COUNTY OF LAKE )

Before me, a Notary Public, in and for said County and State, personally appeared Dorothy R. Nevils a/k/a Dorothy Riley Nevils by Sean E. Nevils, Attorney-in-Fact, 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 17th day of October, 2024.

Signature , Notary Public

Printed Lisa M Matson

My Commission Expires:  
02/01/2032

My County of Residence is:  
Lake



File No. IN2416360

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.

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

2929 Jewett Ave.  
Highland IN 46322