

NOT AN OFFICIAL DOCUMENT

2024-3 6475

10/24/2024 10:55 AM

TOTAL FEES: 25.00

BY: MA

PG #: 5

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 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)

State ID Number Only

45-07-04-402-006.000-023

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Karsten Pruehss as Sole Member of Pruehss, LLC

CONVEY(S) AND WARRANT(S) TO

Karsten Pruehss, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

THIS IS AN EXEMPT TRANSACTION FOR NO CONSIDERATION.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of October, 2024

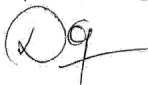
Pruehss, LLC



By: **Karsten Pruehss**

Title: **Sole Member**

Before me



MTC File No.: 24-18987 (UD)

Page 1 of 3

DAYANI BASNAYAKE

NOTARY PUBLIC

47 Riverstone Boulevard Clyde North VIC 3978

Email: office@prestigelawyers.com.au

My appointment is not limited as to time.



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State of victoria, County of Australia ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Karsten Pruehss, Sole Member of Pruehss, LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 1st day of October, 2024

is not limited as to time

My Commission Expires:

N/A

Commission No.

victoria - Australia

Notary Public County and State of Residence

Signature of Notary Public

Dayani Basnayake

Printed Name of Notary

DAYANI BASNAYAKE
NOTARY PUBLIC

47 Riverstone Boulevard Clyde North VIC 3978

Email: office@prestigelawyers.com.au

My appointment is not limited as to time.

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:
2824 Gibson Place
Hammond, IN 46323

Grantee's Address and Mail Tax Statements To:
2824 Gibson Place
Hammond, IN 46323

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. Andrew R. Drake

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EXHIBIT A

Lot Numbered 26 in Block 2 in Turner-Meyn Park in the City of Hammond, as per plat thereof recorded in Plat Book 19, page 12 in the Office of the Recorder of Lake County, Indiana.



DAYANI BASNAYAKE
NOTARY PUBLIC

47 Riverstone Boulevard Clyde North VIC 3978

Email: office@prestigelawyers.com.au

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NOTARIAL CERTIFICATE

I, **Dayani BASNAYAKE** Notary Public, practicing as Notary Public and Australian Legal practitioner at Prestige Lawyers - registered office 47 Riverstone Boulevard Clyde North in the State of Victoria in the Commonwealth of Australia **CERTIFY** that:

I was present at Clyde North in the State of Victoria on 1st October 2024 and saw **Karsten Pruehss** residing at 5 Sexton Court Endeavour Hills 3802 in the State of Victoria in the Commonwealth of Australia who satisfactorily identified himself to me by the production of his Victorian Driver Licence bearing number 098217746 and Federal Republic of Germany Passport bearing number CCWK3JKK execute the annexed document namely Warranty Deed (**The Document**); and

- (a) The signature on the Document purporting to be the signature of **Karsten Pruehss** is his signature and proper handwriting and he is of full age and of full capacity and executed the Document of his own free will.

IN WITNESS of which I have subscribed my name and affixed my seal of office this First (1st) Day of October Two thousand and Twenty-Four (2024).



.....
DAYANI BASNAYAKE

NOTARY PUBLIC

My appointment is not limited by time

PRESTIGE LAWYERS

No.47, Riverstone Blvd, Clyde North VIC 3978

Tel: 03 59980918 Mob: 0433622244 Fax: 0399236050

Email: info@prestigelawyers.com.au



APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Country: Australia

2. This public document has been signed by

3. acting in the capacity of Notary Public

4. bears the seal/stamp of Victoria, Australia

Certified

5. at Melbourne 6. the 11th day of October, 2024

7. by Overseas Visitation Department of Foreign Affairs and Trade

8. No. MFAF-VS-203758 Melbourne, Australia

9. Seal/Stamp 10. Signature



This Apostille only certifies the authenticity of the signature (where applicable) and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille can be verified at <https://rao.dfat.gov.au/pages/verifypostille.aspx>

Property of Burke County Recorder