

2024-526789
07/28/2024 01:43 PM
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 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2404857A
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, that JMO Properties LLC (Grantor) CONVEY(S) AND WARRANT(S) to Frank H. Ruvoli and Tiffany M. Ruvoli, Husband and Wife (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): 45-16-08-227-023.000-042

LOT 8 IN YOUNG'S SECOND ADDITION TO THE TOWN (NOW CITY) OF CROWN POINT, AS PER PLAT THEREOF RECORDED IN MISCELLANEOUS RECORD "A" PAGES 530 AND 531 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND THAT PART OF THE NORTH 1/2 OF VACATED TURNER STREET ADJOINING SAID LOT ON THE SOUTH.

Property: 139 N Union St, Crown Point, IN 46307

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 a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.


IN WITNESS WHEREOF, Grantor has executed this deed this 25th day of October, 2024.

JMO Properties LLC
BY: 
John D. O'Block, Member

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared John D. O'Block, as Member of JMO Properties 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 25th day of October, 2024

Signature: 
Printed: Laura Lynn Szyalik
Resident of: Porter County
State of: INDIANA
My Commission expires: 10-29-2029



NOT AN OFFICIAL DOCUMENT

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

Grantee's Address and Tax Billing Address: 139 N Union St
Crown Point, IN 46307

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.

Property of Lake County Recorder