

NOT AN OFFICIAL DOCUMENT

2024-11-25 11:09 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

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

File No.: FNW2400314B-SMS

THIS INDENTURE WITNESSETH, that Integrity Solutions Realty LLC (Grantor) CONVEY(S) AND WARRANT(S) to Magallanes Realty Investments LLC (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:

Lot 38 and the South 1/2 of Lot 39 in Block 11 in Ironwood Unit "A", in the City of Gary, as per plat thereof, recorded in Plat Book 21 page 4, in the Office of the Recorder of Lake County, Indiana.

Property: 2209 Georgia St., Gary, IN 46407

Tax ID No.: 45-08-15-205-002.000-004

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 19th day of November, 2024.

Integrity Solutions Realty LLC

By: 
Dennis Clark, Member

**FIDELITY NATIONAL TITLE
FNW2400314B**

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State of Kentucky

County of ~~Lake~~ ^{and} Jefferson

Before me, a Notary Public in and for said County and State, personally appeared Dennis Clark, as Member of Integrity Solutions Realty, 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 19th day of November, 2024

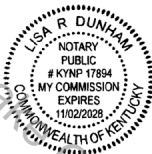
Signature: *Lisa R Dunham*

Printed: Lisa R Dunham

Resident of: Jefferson County

State of: Kentucky

My Commission expires: 11/02/2028



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 7743 Taney Place
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: Shannon Stiener.

Return To: Magallanes Realty Investments LLC
7743 Taney Place
Merrillville, IN 46410