

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2025-540 12  
11/22/2024 1:11 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

*(Monster)*

MAIL TAX BILLS TO:

KERAM LLC

PO BOX 3225045 Broad Ave S.

MUNSTER IN 46321

MAPLES, FL 34102

Parcel No. 45-07-30-461-002.000-027

## COMPANY WARRANTY DEED

This indenture witnesseth that BELLA ENTERPRISES, LLC, an Indiana limited liability company, whose address is 207 Salisbury Drive, Munster, IN 46321 conveys and warrants to KERAM LLC, an Illinois limited liability company, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Lake County in the State of Indiana, to wit:

LOT 6 IN TWIN CREEK BLOCK 5, TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 1243 Brookside Drive, Munster, IN 46321  
Parcel No. 45-07-30-461-002.000-027

Subject To: All unpaid real estate taxes and assessments for 2023 payable in 2024, and for all real estate taxes and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record and for all building and zoning ordinances.

The undersigned person executing this deed on behalf of Grantor represents and certified that she is the duly elected Managing Member of the Grantor and has been fully empowered by proper resolution of the Officers of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate requirements for the making of such conveyances have been satisfied.

Greater Indiana Title Company

1N018594

# NOT AN OFFICIAL DOCUMENT

Dated this 20th day of November, 2024.

**BELLA ENTERPRISES, LLC an Indiana  
limited liability company**



By: SARAH PORTONE, Managing Member

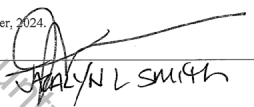
STATE OF INDIANA }  
                                  } SS:  
COUNTY OF LAKE }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SARAH PORTONE, as Managing Member of BELLA ENTERPRISES, LLC., an Indiana limited liability company, who acknowledged the execution of the foregoing deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 20th day of November, 2024.

My Commission Expires: 1/10/32  
County of Residence: LAKE

677813

  
JACALYN L SMITH

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (Jared R. Tauber, Esq.)

This instrument prepared by: Jared R. Tauber, Esq.  
Tauber Law Offices  
1415 Eagle Ridge Drive  
Schererville, IN 46375  
(219) 865-6666

