

2025-11-25 11:25:57 PM  
TOTAL EBS: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
CLERK FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 25 2024 EP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Mohammad Hemdan as member of Aspen Estate. ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Edward Butler, Jr. of Denver county in the State of Colorado, for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

**The East 30 feet of Lot 5 and the West 20 feet of Lot 6, measured by parallel lines in Block 6, Corrected Plat of Marshalltown, in the City of Gary, as shown in Plat Book 29, Page 95, in Lake County, Indiana.**

Commonly known as 2109 Central Drive, Gary, IN 46407

Tax Key No(s): 45-08-11-378-005.000-004

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 14th of November, 2024.

Aspen Estate

BY: M.Hemdan  
Signature

Mohammad Hemdan, member  
Printed Name & Title

STATE OF INDIANA )  
COUNTY OF LAKE )SS:

I, Jennifer C. Waters, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Mohammad Hemdan who having been duly sworn, stated that he/she is member of Aspen Estate and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this 14th of November, 2024.

Jennifer C. Waters, Notary Public  
My Commission Expires: September 20, 2025  
Commission Number: NP0703616



MAIL TAX BILLS TO: Edward Butler, Jr.  
1139 Dearborn Cir, Gary, IN 46403

GRANTEE(S) ADDRESS: 1139 Dearborn Cir, Gary, IN 46403

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law  
325 N. Main, Crown Point, IN 46307, 219-662-2977  
File No.: IN-24-69410-02

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: \_\_\_\_\_