

2024-11-25 11:18 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
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 25 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: FB2320024-00223-SM

THIS INDENTURE WITNESSETH, that BFIG LLC, an Indiana Limited Liability Company (Grantor) CONVEY(S) AND WARRANT(S) to Otis Harris, a single man (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 1701 Rutledge Street, Gary, IN 46404

Tax ID No.: 45-08-08-332-002.000-004 and 45-08-08-332-001.000-004

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 22nd day of November, 2024.

BFIG LLC, an Indiana Limited Liability Company

BY: *[Signature]*
Daniel R Boda, Member

State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Daniel R Boda, as Member of BFIG, 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 22nd day of November, 2024

Signature: *[Signature]*

Printed: Susan Miedema

Resident of: Lake County

State of: INDIANA

My Commission expires: July 26, 2030



NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

Timothy Kuiper SM

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

Grantee's Address and Tax Billing Address: 1701 Rutledge Street
Gary, IN 46404

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: Susan Miedema.

Return To: Otis Harris
1701 Rutledge Street
Gary, IN 46404

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): **45-08-08-332-002.000-004 and 45-08-08-332-001.000-004**

Lot Forty-Eight (48) and the North one-half (N1/2) of Lot Forty-Seven (47), in Rundell's Addition to Tolleston, in the City of Gary, as per plat thereof, recorded in Plat Book 7, page 5, in the Office of the Recorder of Lake County, Indiana; also the vacated east five (5) feet of Rutledge (formerly center) Street adjoining said Real Estate.

Property of Lake County Recorder