

2021-543000
12/18/24 11:14 AM
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

Dec 17 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE WARRANTY DEED

Parcel Number(s): 45-09-31-133-008.000-018

THIS INDENTURE WITNESSETH, That Cat Properties, LLC ("Grantor") CONVEYS AND WARRANTS to Zachary A. Bedoy ("Grantee") of Porter County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors 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 action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered this 12th day of December, 2024

GRANTOR:

Cat Properties, LLC

By: Cat

Printed Name: Catherine Kasi

Title: Member

NOT AN OFFICIAL DOCUMENT

State of Indiana, County of ^{IL6} Lake Porter

Before me, the undersigned, a Notary Public of and for said County and State, personally appeared the within named Catherine Kasi as Member of Cat Properties, LLC who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 12th day of December, 2024

Jamie L. Goodwin

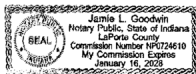
Notary Public

Jamie L. Goodwin

Printed Name

Resident of LaPorte County

My Commission Expires: 1-16-2028



THIS INSTRUMENT WAS PREPARED BY (and after Recording return to):

Shawn R. Freibert, Attorney-at-Law
Acuty Title
800 Lily Creek Road Suite 102
Louisville, KY 40243

Mail Tax Bill to
Property Address:

263 South California Street, Hobart, IN 46342

Grantee's Address:

263 South California Street
Hobart, IN 46342

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. Shawn R. Freibert

Order No. 50700

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

THE NORTH 66 FEET OF LOT 7 IN BLOCK 12, IN HOBART PARK ADDITION TO THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12 PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder