

2000 053146

2000 JUL 27

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That **EFRAIN GUTIERREZ AND JUAN G. MORENO**, (Grantor) of Lake County, State of Indiana CONVEYS AND WARRANTS to **EFRAIN GUTIERREZ, an adult**, (Grantee) of Lake County, State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 40 and the North 12 1/2 Feet of Lot 39 in Block 1 in Walsh's Addition to the City of East Chicago, as per plat thereof, recorded in Plat Book 2, page 30A, in the office of the Recorder of Lake County, Indiana. Key# 30-585-35

The real estate is commonly known as 5017 Walsh Avenue, East Chicago, Indiana 46312.

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 10 day of July, 2000.

GRANTOR:

*Efrain Gutierrez*  
EFRAIN GUTIERREZ



*Juan G. Moreno*  
JUAN G. MORENO

RECORDED

JUL 26 2000

COUNTY

0.528

16.00  
E.P.

✓4483

1 Hold: Brokers Title Ins. Co

ACKNOWLEDGEMENT

STATE OF INDIANA )

)SS:

COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared EFRAIN GUTIERREZ AND JUAN G. MORENO, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10 day of July, 2000.

My Commission expires:

11/15/00

“OFFICIAL SEAL”  
Catherine M. Wasik  
Notary Public, State of Illinois  
My Commission Exp. 11/15/2000

Signature

*Catherine M. Wasik*

Printed

CATHERINE M. WASIK

Resident of

County, Indiana

Send Tax Bills to: *Efrain Gutierrez 5017 Walsh Ave East Chgo IN 46312*

This instrument was prepared by Andrew R. Drake, Attorney at Law, P.O. Box 44905, Indianapolis, IN 46244-0905, at the specific request of Grantee based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of the instrument.

File # 10-00325

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*Brokers Title Insurance Co.  
1111 W. 22nd St.  
Apt C-10  
Oak Brook, IL 60523*