

2011 043157

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MAIL TAX BILLS TO:

NEW PARCEL NO. 26-33-0111-0002

(Grantee) MRS. ELISA N. GARCIA 6715 Osborn Avenue Hammond, Indiana 46323

WARRANTY DEED

THIS INDENTURE WITNESSETH That ERNEST A. GARCIA a/k/a ERNESTO A. GARCIA a/k/a ERNEST GARCIA and ELISA N. GARCIA, husband and wife, of 6715 Osborn Avenue, Hammond, Lake County, in the State of Indiana 46323 (Grantor),

CONVEY AND WARRANT to ELISA N. GARCIA, of 6715 Osborn Avenue, Hammond, Lake County, State of Indiana 46323 (*Grantee*), for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

The South 10 feet of Lot 2 and the North 30 feet of Lot 3, in Block 13, in Forestdale, Hammond, as per plat thereof, recorded in Plat Book 20 page 16, in the Office of the Recorder of Lake County, Indiana.

This Document is the property of Commonly known as: (Grantee's Address)
6715 Osborn Avenue
Hammond, Indiana 46323

This instrument is exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.

This conveyance is made subject to:

- 1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
- 2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
 - 3. Real Estate taxes for the year 2011, payable in 2012 and subsequent years;
 - 4. Roads and highways, streets and alleys;
 - 5. Limitation by adverse use, fences and/or other established boundary lines;
 - 6. Easements, if any, for established ditches and/or drains.

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OULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 0 9 2011

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR AMOUNT \$ 18 CC

CASH CHARGE
CHECK # 10 853

OVERAGE
COPY
NON-COM
CLERK

IN WITNESS WHEREOF, we have executed this Warranty Deed consisting of two (2) typewritten pages, this page included, on the 27th day of July, 2011.

Enrest A. Garcia A/K/A Ernesto A. Garcia A/K/A Ernest Garcia, Grantor

Eliza J. Forcia

Elisa N. Garcia, Grantor

STATE OF INDIANA)) SS: COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared ERNEST A. GARCIA a/k/a ERNESTO A. GARCIA a/k/a ERNEST GARCIA and ELISA N. GARCIA, husband and wife, and acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

This Document is the property of Witness my hand and Notarial Seal this 27th day of July, 2011.

My Commission Expires: 03/28/2015

Meghann E. LaBadie - Notary Public Resident of Lake County, Indiana

I affirm under the penalties for perjury that I have taken reasonable care to that each Social Security Number in this document, unless required by law.

Meghann E. LaBadie, Attorney at Law

THIS INSTRUMENT PREPARED BY:

Meghann E. LaBadie, Esq. (#26441-49)

RICH CUNNINGHAM DOBOSZ VINOVICH & SANDOVAL, LLP 2637 - 45th Street

Highland, Indiana 46322 (219) 924-2427