

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 049289

2014 AUG 15 PM 3:09

MICHAEL B. BROWN  
RECORDER

### WARRANTY DEED

Sedrick Swygert, conveys and warrants to Derrick O. Beard, for and in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County, Indiana:

Lot 24 in Block 25 of Gary Land Company's First Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 6, page 15, in the Office of the Recorder of Lake County, Indiana.  
Parcel No.: 45-08-04-377-029.000-004  
Commonly known as: 764 Polk Street, Gary, IN, 46402.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes for 2013 due and payable 2014 and all years thereafter.
2. Covenants, restrictions, easements, and declarations of record.
3. Applicable building codes and zoning ordinances.

DATED this 7th day of August, 2014

*Sedrick Swygert*  
Sedrick Swygert

**This Document is the property of  
the Lake County Recorder!**

STATE OF INDIANA )

)SS:

COUNTY OF LAKE )

Before me, the undersigned, a Notary in and for said County and State, this 7th day of August, 2014, personally appeared Sedrick Swygert and acknowledged the execution of the foregoing deed. In witness whereof I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 02/01/16

County of Residence: Jasper

*Lisa M. Matson*  
Lisa M. Matson, Notary Public



**LISA M. MATSON**  
Notary Public, State of Indiana  
**SEAL**  
Jasper County  
My Commission Expires February 1, 2016

On behalf of Professionals' Title Services, LLC, this instrument prepared by:  
Victor H. Prasco  
Burke Costanza & Carberry LLP  
9191 Broadway, Merrillville, Indiana 46410  
(219) 769-1313

MAIL TAX BILLS TO:

8721 S. Calumet  
Chicago IL 60619

GRANTEE(S) ADDRESS:

Same

DULY ENTERED FOR TAXATION PURPOSES  
FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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.

By: *Lisa M. Matson*  
Lisa M. Matson As Agent for Professionals' Title Services, LLC PTS14-7397

25836

16-  
1229  
am