

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 059113

2015 SEP -1 AM 9:40

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INSTRUMENT WITNESSETH, that

Betty Duncan ("Grantor(s)")

CONVEYS AND WARRANTS TO

James Brill ("Grantee(s)'),

for the sum of Ten Dollars and zero cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 26, Block 3, Redivision of Hoffman's 1st Addition to the Town, now City of Hammond, as shown in Plat Book 1, page 100, as shown in the Office of the Recorder of Lake County, Indiana.
Property Address: 522 Chicago Street, Hammond, IN 46327
Tax ID #: 45-02-25-453-008.000-023

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 28th day of August, 2015.

Betty Duncan
Betty Duncan

COUNTY OF Franklin, STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of August, 2015 personally appeared Betty Duncan who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 4-25-2018 Signed: Linda K Cox
Resident of: IL County of: Williamson Printed: Linda K Cox



Redaction Statement: I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Lisa Matson

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383

Grantee's & Mail tax bills to: 4844 S. Ash Ave.
Hammond IN 46327

Liberty Title File: T8V15001074

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 01 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

21377

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DN