

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 038976

2016 JUN 23 PM 2:49

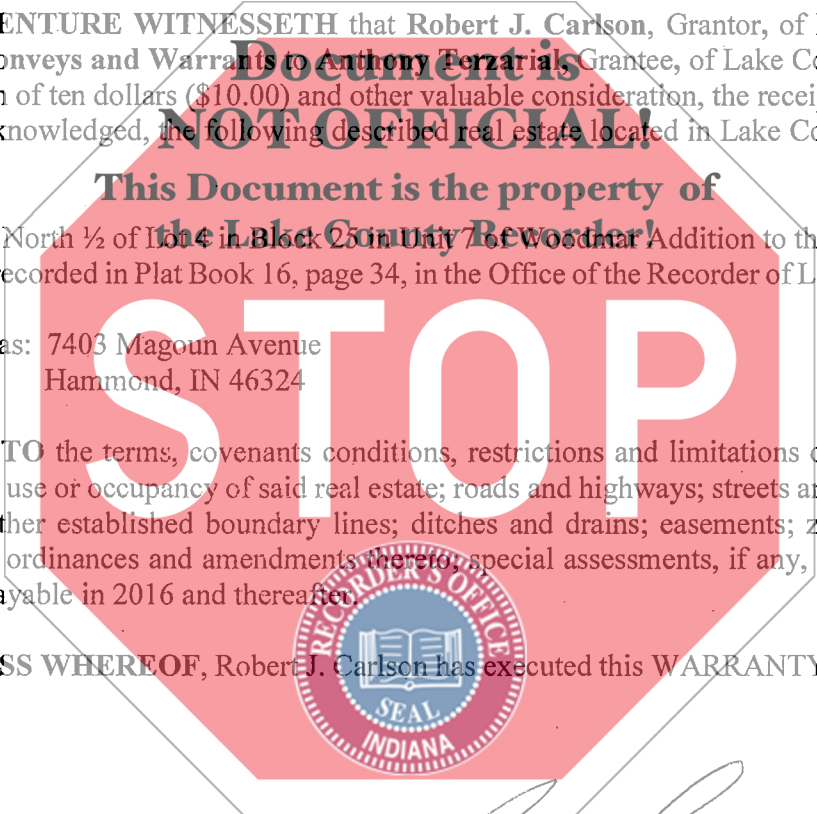
MICHAEL B. BROWN
RECORDER

Property Number:
45-07-17-131-010.000-023

Tax Mailing Address:
7403 Magoun Avenue
Hammond, IN 46324
Griffith IN 46324

WARRANTY DEED

THIS INDENTURE WITNESSETH that Robert J. Carlson, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to Anthony Terzaria, Grantee, of Lake 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, in the State of Indiana:




Lots 1, 2, 3 and the North 1/2 of Lot 4 in Block 250 in City of Hammond Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 16, page 34, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7403 Magoun Avenue
Hammond, IN 46324

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2015 payable in 2016 and thereafter.

IN WITNESS WHEREOF, Robert J. Carlson has executed this WARRANTY DEED on this 14th day of June, 2016.


Robert J. Carlson

(Warranty Deed - 7403 Magoun Avenue - Page 1 of 2)

IN 001102

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 23 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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D/6245
Pr

23745

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert J. Carlson and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 14th day of June, 2016.

BRENDA SOHOVICH
Notary Public - Seal
State of Indiana
Porter County
My Commission Expires Nov 5, 2022

Document is NOT OFFICIAL
Notary's Signature: *[Signature]*
This Document is the property of the Lake County Recorder!
Notary's Printed Name: *Brenda Sohovich*

Notary's County of Residence: *Porter*

Notary's Commission Expires: *11/5/2022*

After recording return to: Anthony Terzari
7403 Magoun Avenue
Hammond, IN 46324

Mailing Address of Grantee: 7403 Magoun Avenue
Hammond, IN 46324

Prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN001102.

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. Chris Fox