

2016 054955

2016 AUG 12 AM 9:37

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-03-32-380-035.000-024

THIS INDENTURE WITNESSETH, That JAMES R. SERBENTAS AND BARBARA C. SERBENTAS, HUSBAND AND WIFE, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MARCUS A. GUYTAN, of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOTS 3, 4 AND 5, BLOCK "C" ROXANA PARK SECOND ADDITION TO EAST CHICAGO, AS SHOWN IN PLAT BOOK 22 PAGE 4, IN LAKE COUNTY, INDIANA.

Commonly known as: 1114 CARROLL STREET, EAST CHICAGO, IN 46312

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 4th day of August, 2016

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NOT OFFICIAL!

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the Lake County Recorder


JAMES R. SERBENTAS


BARBARA C. SERBENTAS

STATE OF INDIANA
COUNTY OF LAKE

SS:



Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of AUGUST, 2016 personally appeared: JAMES R. SERBENTAS AND BARBARA C. SERBENTAS, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

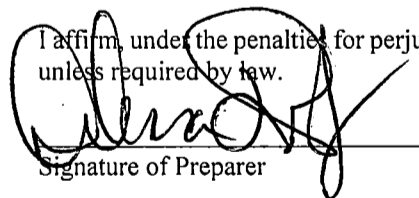
My commission expires: 2-2021
Resident of lake County

Signature 
Printed Deanna L Griggs Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1114 CARROLL STREET, EAST CHICAGO, IN 46312
SEND TAX BILLS TO: GRANTEE

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.


Signature of Preparer

Deanna L Griggs
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Community Title Company
File No. 1610240

AUG 10 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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am