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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 079644

2016 NOV 23 AM 9:33

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-02-01-483-020.000-023

Tax Mailing Address:  
1618 Calumet Avenue  
Whiting, IN 46394

**WARRANTY DEED**

THIS INDENTURE WITNESSETH that **Amanda Kay Biagi, a/k/a Amanda K. Biagi and Amanda K. Fetsis**, Grantors, of Lake County, in the State of Indiana, **Convey and Warrant to Peter Garcia and Susan D. Garcia, Husband and Wife**, Grantees, 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:

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Lot 6 and the North 15 feet of Lot 7 in Block 9 in the City of Hammond, as per plat thereof, recorded in Plat Book 18, Page 19, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1618 Calumet Avenue  
Whiting, IN 46394

**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**, Amanda Kay Biagi, a/k/a Amanda K. Biagi and Amanda K. Fetsis have executed this WARRANTY DEED on this 18<sup>th</sup> day of November, 2016.



*Amanda Kay Biagi a/k/a Amanda K. Biagi*  
Amanda Kay Biagi, a/k/a Amanda K. Biagi

*Amanda K. Fetsis*  
Amanda K. Fetsis

(Warranty Deed- 1618 Calumet Avenue - Page 1 of 2)

**HOLD FOR GREATER INDIANA TITLE COMPANY**

IN001407

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

CK # 1018310  
NOV 23 2016

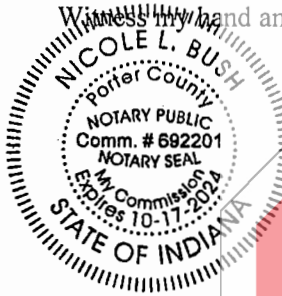
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

027780

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Amanda Kay Biagi, a/k/a Amanda K. Biagi and Amanda K. Fetsis and acknowledged the execution of the foregoing Warranty Deed and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of November, 2016.



Notary's Signature: *Nicole L. Bush*

Notary's Printed Name: Nicole L. Bush

Notary's County of Residence: Porter

Notary's Commission Expires: 10/17/24

After recording return to and Mailing Address of Grantees: Peter Garcia and Susan Garcia  
1618 Calumet Avenue  
Whiting, IN 46394

Prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN001487

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