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2017 JAN -5 PM 12: 17

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

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THIS INDENTURE WITNESSETH THAT JOYCE GARCIA, surviving joint tenant, does hereby convey and warrant to **TIM LOVELESS**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, as to the following described Real Estate situated in Lake County, in the State of Indiana, to wit:

Lot Five (5), Block Eight (8), South Broadway Land Company's Little Farms Addition to the City of Gary, as shown in Plat book 14, page 5, in Lake County, Indiana.

Commonly known as 4270 Vermont Street, Gary, Indiana 46409.
Parcel No. 45-08-27-410-014.000-004

The Grantor herein represents that there is no Indiana gross income tax due at this time as a result of this conveyance.

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

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$6,000.00 (120% of the short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed this 29 day of December, 2016.



Hold for:

INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
2016-58212-02

020133

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 05 2017 20.

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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201705
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State personally appeared JOYCE GARCIA, who acknowledged the execution of the foregoing Warranty Deed for the uses and purposes therein set forth on the 29 day of December, 2016.

WITNESS my hand and notarial seal this 29 day of December, 2016.



Jolene Kratochvil
Notary Public

Printed Name: Jolene Kratochvil

My Commission Expires: 11-13-21
Resident of Lake County

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.

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

Jolene Kratochvil
Jolene Kratochvil

Grantee's Address/Mail Tax Bills To: Tim Loveless
P.O. Box 2155
Gary, IN 46409

3715 Washington Street
Gary, IN 46409



This Instrument prepared by:
Maryann K. McCauley (22600-45-A)
Crist, Seal's & Zic, LLP
9245 Calumet Avenue, Suite 200
Munster, Indiana 46321

Lot Five (5), Block Eight (8), South Broadway Land Company's Little Farms Addition to Gary, as shown in Plat book 14, page 5, in Lake County, Indiana.

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"The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured."

