

2017 002240

LAKE COUNTY  
FILED FOR RECORD

2017 JAN 12 AM 9:29

MICHAEL B. BROWN  
RECORDER

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):  
Carl J. Meyer, Esquire, for Associates Title Agency, Inc.  
25 East Waterloo Street  
Canal Winchester, Ohio 43110  
Telephone: 614-222-2123  
Fax: 614-222-2535  
File No. 1622606

Property Address: 4216 West 11th Avenue  
Gary, IN 46404

---Above This Line Reserved For Official Use Only---

① **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RONALD C. MILLER, JR.**, hereinafter referred to as "Grantor," does hereby give, grant, bargain, sell, warrant and confirm unto **ELLENOR A. FLORENCE**, her assigns, her personal representative and assigns, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the County of Lake, State of Indiana, to wit:

Situated in Lake County, State of Indiana:

**Lots 22 and 23 in Block 22 in GARY HEIGHTS**, in the City of Gary, as per plat thereof, recorded in Plat Book 20, page 13, in the Office of the Recorder of Lake County, Indiana. Key#43-174-23.

Parcel No. 45-08-07-131-022.000-004

Title acquired via Quitclaim Deed from Greneda Myhand to Ronald C. Miller, Jr. Deed filed for record on February 5, 2015, as Inst.#2015 007018.

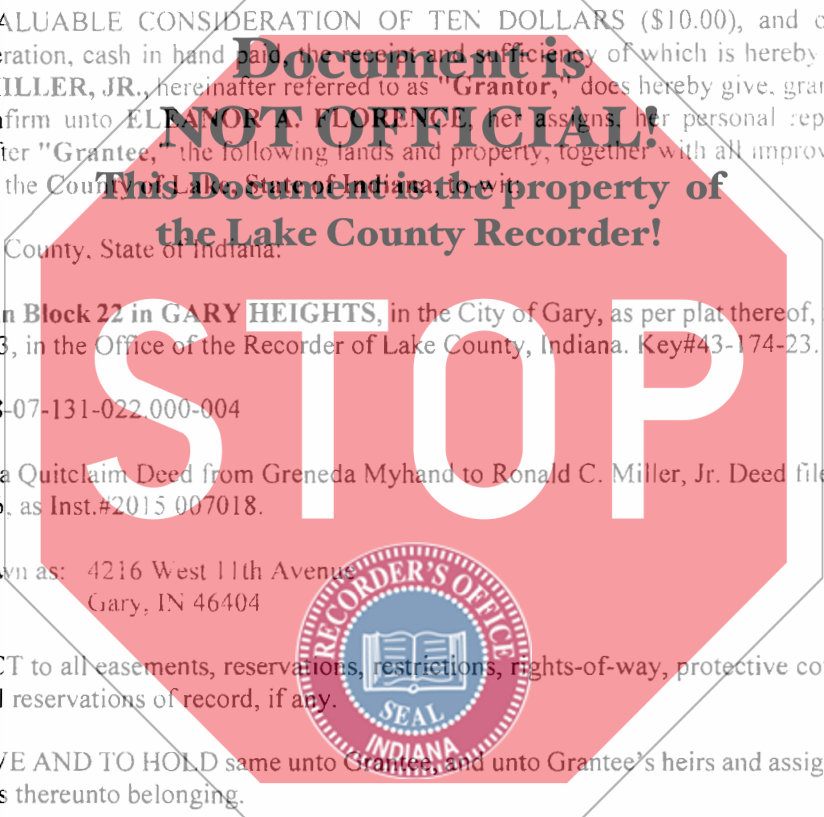
Commonly Known as: 4216 West 11th Avenue  
Gary, IN 46404

SUBJECT to all easements, reservations, restrictions, rights-of-way, protective covenants, zoning laws and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does, for Grantor and Grantor's heirs, personal representatives, executors and assigns forever, hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TAXES for tax year 2016 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantors and Grantees or [X] paid by Grantee or [ ] paid by Grantor.



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 11 2017


JOHN E. PETALAS  
LAKE COUNTY AUDITOR

000087

18-10  
cl. 54017

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↑

IN WITNESS WHEREOF, the said Grantor has set her hand to this deed this 29<sup>th</sup> day of December, 2016.

  
RONALD C. MILLER, JR.

STATE OF INDIANA }  
COUNTY OF Lake } ss

On this 29<sup>th</sup> day of December, 2016, before me, a Notary Public in and for said County and State, personally appeared, **RONALD C. MILLER, JR.**, who acknowledged the execution of the foregoing instrument and who is known to me (or satisfactorily proven to me) to be the person whose name is subscribed to the within instrument and, having been duly sworn, states that any representations therein contained are true.

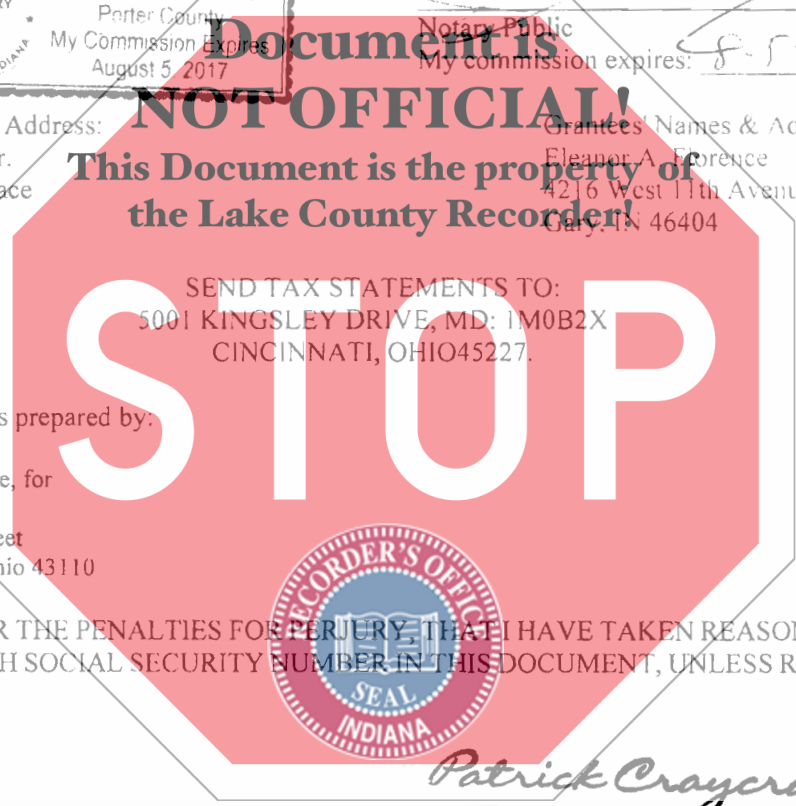
Witness my hand and Notary.



  
Notary Public  
My commission expires: 8-5-2017

Grantors' Names & Address:  
Ronald C. Miller, Jr.  
13330 West 83<sup>rd</sup> Place  
St. John, IN 46375


Grantees' Names & Address  
Eleanor A. Florence  
4216 West 11th Avenue  
Gary, IN 46404



SEND TAX STATEMENTS TO:  
5001 KINGSLEY DRIVE, MD: 1M0B2X  
CINCINNATI, OHIO 45227.

This instrument was prepared by:  
Return to  
Carl J. Meyer, Esquire, for  
Associates Title, Inc.  
25 East Waterloo Street  
Canal Winchester, Ohio 43110

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.



Printed Name PATRICK CRAYCRAFT