

WARRANTY DEED

THIS WARRANTY DEED, executed this 31st day of JANUARY, 2017 by the first party, MICHEL UYLAKI (grantor), residing at 568 E 150 N, in the City of Valparaiso, and State of Indiana, County of Porter to the second party, JOSE M. HERNANDEZ, (grantee) residing at 5115 Walsh Avenue, County of Lake, City of East Chicago, State of Indiana.

WITNESSETH, That the said first party, for valuable consideration and for the sum of ten and no/100ths (\$10.00) Dollars paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey, and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Lake, State of Indiana to wit:

Legal Description:

Lot 11, Block 2, Second Addition to Liverpool Home Gardens, as shown in Plat Book 25, Page 10, in the Office of the Recorder of Lake County, IN, Commonly known as 3332 East 26th Avenue, Lake Station, IN 46405
Key No: 45-08-13308-13-000-017

NOTE: Grantee will be responsible for 2015 taxes payable in 2016.

Subject to any and all easements, agreements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, its successors, and assigns, forever. And the said Grantor does for itself, its successors and assigns, with covenant with the said Grantee, its successors and assigns, that the said are free from all encumbrances, whatsoever, by from through or under the said Grantor, except current taxes for the year 2013 due and payable in May and November, 2014, and thereafter, and subject to easement and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from through or under the said Grantor, except as stated above.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Michel Uylaki
GRANTOR - MICHEL UYLAKI



Subscribed and Sworn to before me, a Notary Public as of the signature of Michel Uylaki this 1-31 day of 2017.

My Commission Expires: 05/04/2024
Resident of Porter County, Indiana

Dawn Brutout
NOTARY PUBLIC,

I hereby affirm under penalty of perjury that I have taken reasonable care to redact each social security number in this document unless required by law.

Send tax statements to: Jose M. Hernandez, 5115 Walsh Avenue, East Chicago, Indiana 46312

This instrument prepared by : Inga Lewis Shannon, Attorney at Law, 4629 Melton Road, Suite C Gary, IN 46402 (219) 881-9484

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: _____

2017 FEB - 8 11:21 AM
MICHAEL UYLAKI
RECORDED
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER

020986 FEB 08 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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DAILY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER