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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 011970

2017 FEB 28 AM 9:00

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Jeannette Moles, ("Grantor(s)")

CONVEYS AND WARRANTS TO

Jorge Morales, ("Grantee(s)"),

for the sum of Ten Dollars and zero cents (\$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:

THE SOUTH 25 FEET OF LOT TWO (2), AND THE NORTH TWELVE AND ONE HALF (12 1/2) FEET OF LOT THREE (3), IN BLOCK TWO (2), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF ALWINA MUENICH' S SECOND ADDITION TO HAMMOND, BEING A SUBDIVISION OF THE SOUTH QUARTER (1/4) OF THE EAST ONE HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TEN (10) WEST, OF THE 2ND P.M. IN LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20, PAGE 30, IN THE RECORDER' S OFFICE OF LAKE COUNTY, INDIANA.

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Property Address: 7232 Jefferson Avenue, Hammond, IN 46324

Parcel ID: 45-06-12-482-020.000-023

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

The undersigned hereby certifies that to the best of his knowledge & belief a certain Power of Attorney dated 2/16/2017 and recorded _____ as Document # _____ has not been revoked by the death of the principal, nor by voluntary revocation by the principal.

Mark R. Moles
Mark R. Moles

IN WITNESS WHEREOF, Grantors have executed this Deed this 23rd day of February, 2017.

Jeanette Moles by Mark R. Moles (AIF)
Jeanette Moles by Mark R. Moles, Attorney in Fact (AIF)

COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of February, 2017 personally appeared **Mark R. Moles, Attorney in Fact for Jeannette Moles**, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 8-16-2020 Signed: Lisa A. Palmer

Resident of: IN County of: Porter Printed: Lisa A. Palmer

LISA A. PALMER
Notary Public - Seal
State of Indiana
My Commission Expires Aug 16, 2020

LIBERTY TITLE & ESCROW
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 28 2017

021483

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$ 18.00

LT JS

Redaction Statement: I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Lisa Palmer

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383
Grantee's & Mail tax bills to: 7232 Jefferson Ave, Hammond, IN 46324
Liberty Title File: T8V17002888

