

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 019917

2017 MAR 29 AM 9:05

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-05-32-332-010.000-004

THIS INDENTURE WITNESSETH, That SAM GERACI AND ELIZABETH CHEVALIER, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BETTY M. MIRANDA, (GRANTEE) of COOK County in the State of ILLINOIS, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of INDIANA:

ALL THAT PART OF LOTS 31 AND 30 LYING EAST OF A LINE DRAWN FROM A POINT 38 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 31, MEASURED ALONG THE NORTHERLY LINE THEREOF, AND RUNNING SOUTHERLY IN A DIRECT LINE TO A POINT 21 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 31, MEASURED ALONG THE SOUTHERLY LINE THEREOF, AND LYING WEST OF A LINE DRAWN FROM A POINT 6 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 30, MEASURED ALONG THE NORTHERLY LINE THEREOF, AND RUNNING SOUTHERLY IN A DIRECT LINE TO A POINT 26 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 30, MEASURED ALONG THE SOUTHERLY LINE THEREOF, BLOCK H, GARY BEACH 2ND SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21 PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 7141 BIRCH AVENUE, GARY, INDIANA 46403

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2016 TAXES PAYABLE 2017, 2017 TAXES PAYABLE 2018, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREINAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 3 day of March, 2017.

[Signature]
SAM GERACI

[Signature]
ELIZABETH CHEVALIER

STATE OF IN
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3 day of March, 2017, personally appeared: SAM GERACI AND ELIZABETH CHEVALIER and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____
Resident of _____ County

Signature [Signature]
Printed Patricia Ludington

Notary Public
Patricia Ludington
Resident Of
Lake County
My Commission Expires:
3/9/2024

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 7141 BIRCH AVENUE, GARY, INDIANA 46403
SEND TAX BILLS TO: GRANTEE

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.

[Signature]
Signature of Preparer

Pat Ludington
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Community Title Company
File No. 1711703

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