

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 020459

2017 MAR 31 AM 9:28

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-07-18-228-022.000-023

THIS INDENTURE WITNESSETH, That BARBARA A. BABINCSAK, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MIGUEL S. GUZMAN, of LAKE County in the State of INDIANA, (GRANTEES), 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:

LOT 15 AND THE WEST ONE-HALF OF LOT 16, BLOCK 2, OAK GROVE, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 20, PAGE 7, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1437 175th STREET, HAMMOND, INDIANA 46324

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

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

Dated this 24 day of March

Barbara A. Babincsak
BARBARA A. BABINCSAK

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of March, 2017, personally appeared: **BARBARA A. BABINCSAK** 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: 3/9/24
Resident of LAKE County

Signature Patricia Ludington
Printed _____

Notary Public

This instrument prepared by:

MATTHEW W. DEULLEY, Attorney at Law, ID No. 22045-43
No legal opinion given to Grantor. Information used in preparation of document was supplied by title company.

RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1437 175th STREET, HAMMOND, INDIANA 46324
SEND TAX BILLS TO: **GRANTEES**

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.

Matthew W. Deulley
Signature of Preparer

Pat Ludington
Printed Name of Preparer

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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
MAR 29 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR

011302

Community Title Company
File No. 1611344