

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 043400

2017 JUL 17 AM 8:44

WARRANTY DEED MICHAEL B. BROWN
RECORDER

THIS INDENTURE WITNESSETH, that William A. Rosenbaum and Merna L. Rosenbaum, Husband and Wife, ("Grantor(s)") CONVEYS AND WARRANTS TO Rubia E. Magallanes, ("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:

LOT 13 IN THE RESUBDIVISION OF CAMP'S ADDITION TO THE CITY OF HAMMOND, AS PER PLAT OF SAID RESUBDIVISION RECORDED IN PLAT BOOK 26, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 7344 Harrison Avenue, Hammond, IN 46324
Parcel ID: 45-06-13-201-013.000-023

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.

IN WITNESS WHEREOF, Grantors have executed this Deed this 11th day of July, 2017.

William A. Rosenbaum
William A. Rosenbaum

Merna L. Rosenbaum
Merna L. Rosenbaum

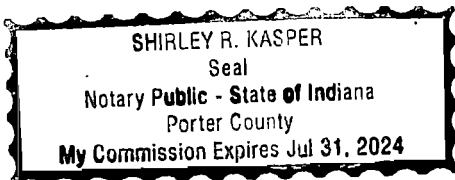
COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of July, 2017 personally appeared William A. Rosenbaum and Merna L. Rosenbaum, Husband and Wife, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 7/31/24 Signed: *[Signature]*

Resident of: IN County of: Porter Printed: Shirley R. Kasper

(SEAL)



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: 7344 Harrison Avenue, Hammond, IN 46324
Liberty Title File: T8V17003414

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

025584

JUL 17 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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LT
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