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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 046891

2017 JUL 28 AM 9:49

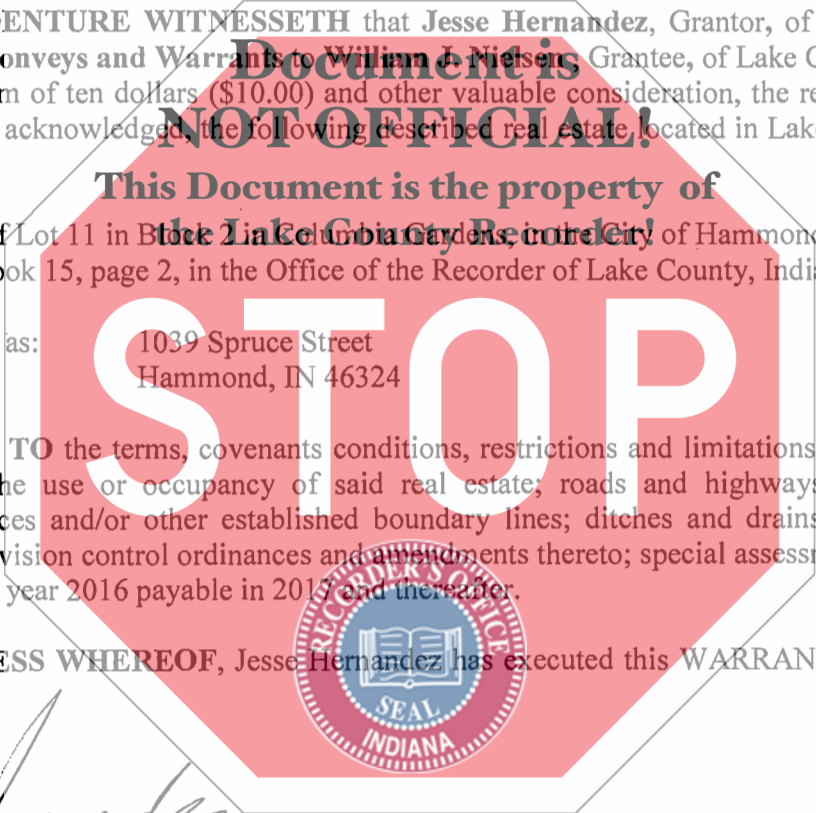
MICHAEL B. BROWN  
RECORDER

Property Number:  
45-07-07-177-023.000-023

Tax Mailing Address:  
1039 Spruce Street  
Hammond, IN 46324

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that Jesse Hernandez, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to William J. Nielsen, Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$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 East 50 Feet of Lot 11 in Block 2 in Columbia Gardens, in the City of Hammond, as per plat thereof, recorded in Plat Book 15, page 2, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1039 Spruce Street  
Hammond, IN 46324

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

**IN WITNESS WHEREOF**, Jesse Hernandez has executed this WARRANTY DEED on this 7<sup>th</sup> day of July, 2017.

*Jesse Hernandez*  
\_\_\_\_\_  
Jesse Hernandez

(Warranty Deed – Page 1 of 2)

**HOLD FOR GREATER INDIANA TITLE COMPANY** 1N002646

CK# 021416

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

25 -

JUL 28 2017

RM

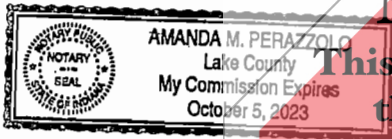
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

025865

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jesse Hernandez and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 7<sup>th</sup> day of July, 2017.



**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

*Amanda M Perazzolo*  
Notary's Signature: \_\_\_\_\_  
Notary's Printed Name: Amanda M Perazzolo

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2023

After recording return to and Mailing Address of Grantee: William J. Nielsen  
1039 Spruce Street  
Hammond, IN 46324



This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520), referencing Greater Indiana Title Company commitment no. IN002046.

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. Chris Fox