

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 047578

2017 AUG -1 AM 9:49

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

File No.: CTNW1700057

THIS INDENTURE WITNESSETH, that Lijuan Zheng (Grantor) CONVEY(S) AND WARRANT(S) to Phil Farias and Thanya Magana (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

For APN/Parcel ID(s): 45-07-08-455-022.000-023

LOT 1 AND 2, AND THE SOUTH HALF OF THAT PART OF VACATED 172ND STREET ADJOINING SAID LOTS ON THE NORTH BLOCK 45, UNIT 13 OF WOODMAR, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 7204 Woodmar Ave., Hammond, IN 46323-2047

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

WITNESS WHEREOF, Grantor has executed this deed this 25th day of July, 2017.

CHICAGO TITLE INSURANCE COMPANY

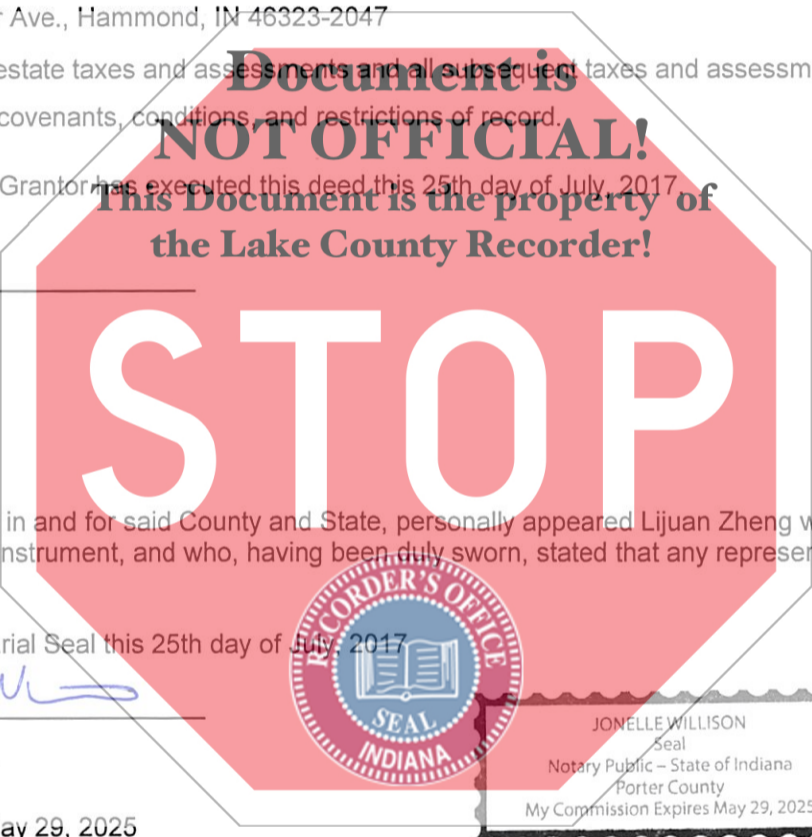
*Lijuan Zheng*  
Lijuan Zheng

STATE OF INDIANA  
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Lijuan Zheng who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25th day of July, 2017

Signature: *[Signature]*  
Printed: Jonelle Willison  
Resident of: Porter County  
State of: INDIANA  
My Commission expires: May 29, 2025



JONELLE WILLISON  
Seal  
Notary Public - State of Indiana  
Porter County  
My Commission Expires May 29, 2025

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: Phil Farias and Thanya Magana  
7204 Woodmar Ave.  
Hammond, IN 46323-2047

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: Dena Phillips Farling.

Return To: Phil Farias and Thanya Magana  
7204 Woodmar Ave.  
Hammond, IN 46323

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 31 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

031283

\$25.00  
JKB

CTT 1820503559