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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 048355

2017 AUG -3 AM 9:47

MICHAEL B. BROWN  
RECORDER

Property Numbers:

- 45-08-29-226-028.000-003
- 45-08-29-226-029.000-003
- 45-08-29-226-030.000-003
- 45-08-29-226-031.000-003

Tax Mailing Address:

9605 Wicker Ave.  
St. John, IN 46373

WARRANTY DEED

**Document is NOT OFFICIAL the Lake County Recorder!**

THIS INDENTURE WITNESSETH that Charles V. Pettersen, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to 3760 Arthur Street LLC, 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:

Lots 30, 32, 34 and 36, in Block 12, in Red Oak Second Addition to Tolleston, in the City of Gary, as per plat thereof, recorded in Plat Book 7, page 32, in the Office of the Recorder of Lake County, Indiana.

- Common Addresses:
- |  |  |
|--|--|
| (Lot 30) 3752 Arthur St.<br>Gary, IN 46408 | (Lot 32) 3756 Arthur St.<br>Gary, IN 46408 |
| (Lot 34) 3760 Arthur St.<br>Gary, IN 46408 | (Lot 36) 3764 Arthur St.<br>Gary, IN 46408 |

**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, Charles V. Pettersen has executed this Warranty Deed on this 26<sup>th</sup> day of July, 2017.

*Charles V. Pettersen*

Charles V. Pettersen

(Warranty Deed - Page 1 of 2)

HOLD FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

17-1837

AUG 01 2017

JOHN E. PETALAS,  
LAKE COUNTY AUDITOR

025965

25-  
MT  
AR

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Charles V. Pettersen 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 26<sup>th</sup> day of July, 2017.

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

Notary's Signature: \_\_\_\_\_

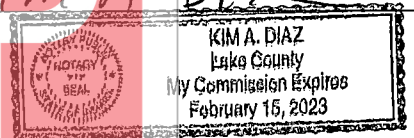
*Kim A. Diaz*

Notary's Printed Name: \_\_\_\_\_

Kim A. Diaz

Notary's County of Residence: Lake

Notary's Commission Expires: 2/15/2023



After recording return to and Mailing Address of Grantee: \_\_\_\_\_

3760 Arthur Street LLC  
3760 Arthur St.  
Gary, IN 46408



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; Fax: 219/791-9366); referencing Meridian Title Corporation Commitment File No.: 17-1837.

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 *[Signature]*