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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 048765

2017 AUG -4 AM 11:07

MICHAEL B. BROWN  
RECORDER

CHICAGO TITLE INSURANCE COMPANY

MAIL FUTURE TAX STATEMENTS TO:

PARCEL #45-07-08-176-006.000-023

Grantee/Grantee's Address:

Mr. Kevin J. Smith  
6729 Northcote Ave.  
Hammond, Indiana 46324

BT1700310

**Document is  
WARRANTY DEED  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

THIS INDENTURE WITNESSETH that MARIAN L. DUFRESNE, Grantor, of Lake County, Indiana, by and through JAMES A. DUFRESNE, her Attorney-in-Fact, duly appointed and acting pursuant to a duly recorded durable Power of Attorney which has not been revoked by the principal either by death or voluntary revocation, CONVEYS AND WARRANTS, to KEVIN J. SMITH, Grantee, of Lake County, Indiana, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana, to-wit:

The North 32 feet of Lot 3 and the South 16 feet of Lot 2 in Forsyth Highlands Third Addition to the City of Hammond as per plat thereof, recorded in Plat Book 27 page 58 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 6729 Northcote Ave., Hammond Indiana 46324.



THIS CONVEYANCE IS MADE SUBJECT TO:

1. The terms, covenants, conditions, easements, plats, limitations, and restrictions, contained in any instruments of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
3. Real Estate taxes for the year 2016 payable in 2017 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains;

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 03 2017

25-AM

026035

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

CH# 1820503568

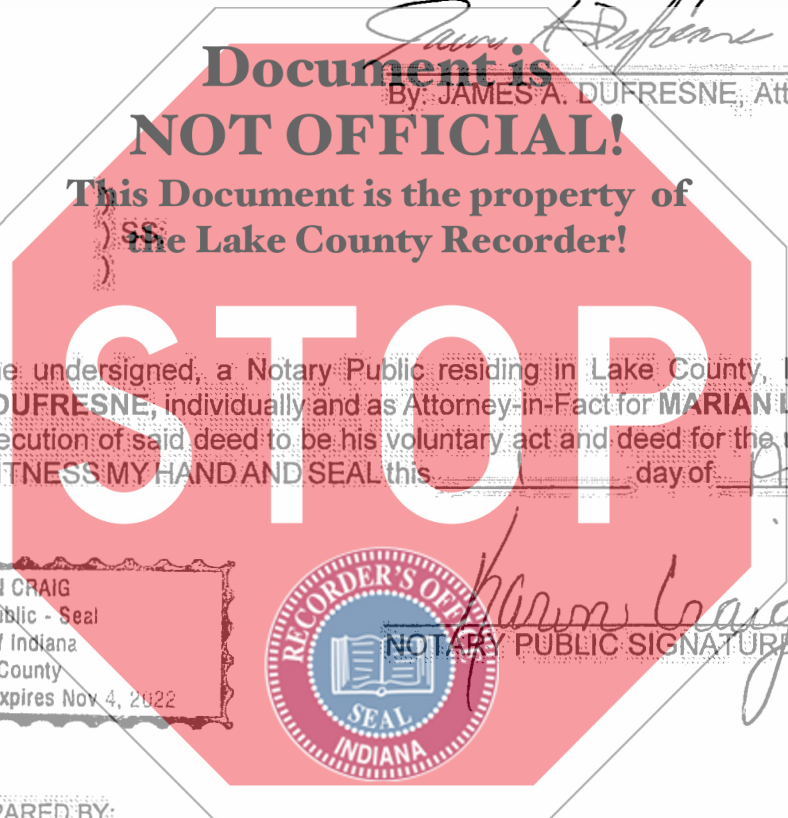
IN WITNESS WHEREOF, the said **MARIAN L. DUFRESNE**, by and through **JAMES A. DUFRESNE**, has hereunto set her hand and seal this 1 day of August, 2017.

MARIAN L. DUFRESNE  
*Marian L. Dufresne* by  
*James A. Dufresne* Attorney In Fact  
By: **JAMES A. DUFRESNE**, Attorney-in-Fact

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STATE OF INDIANA  
COUNTY OF LAKE



Before me, the undersigned, a Notary Public residing in Lake County, Indiana, personally appeared **JAMES A. DUFRESNE**, individually and as Attorney-in-Fact for **MARIAN L. DUFRESNE**, and acknowledged the execution of said deed to be his voluntary act and deed for the uses and purposes expressed therein. WITNESS MY HAND AND SEAL this 1 day of August, 2017.

KAREN CRAIG  
Notary Public - Seal  
State of Indiana  
Lake County  
My Commission Expires Nov 4, 2022



*Karen Craig*  
NOTARY PUBLIC SIGNATURE

THIS INSTRUMENT PREPARED BY:  
**Cori A. Mathis (ATTORNEY #31617-45)**  
HILBRICH CUNNINGHAM DOBOSZ-VINOVICH & SANDOVAL, LLP  
2637-45TH ST., HIGHLAND, IN 46322  
PH: 219/924-2427 FAX: 219/924-2481

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.  
*Cori A. Mathis, Attorney at Law*