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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 056772

2017 AUG 24 AM 10:23

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-08-24-329-025.000-020

Tax Mailing Address:

255 Erie Street

Valparaiso, IN 46383

COMPANY WARRANTY DEED

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**THIS INDENTURE WITNESSETH** that Gonzalez Properties LLC, an Indiana Limited Liability Company, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to Jeffrey Lyons, 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 Northwesterly 75 feet of Lot 14 in Block 2 as marked and laid down on the Recorded Plat of Garden Homes No. 2 Subdivision, being a subdivision of all that part of the Southwest 1/4 of Section 24, Township 36 North, Range 8 West of the 2nd P.M., lying North of the P. Ft. W. and C.R.R. and North of the Michigan Central (J&N) R.R. Properties, in Lake County, Indiana, as the same appears of record in Plat Book 25, page 73 in the Recorder's Office of the Lake County, Indiana.

Commonly known as: 3748 Englehart  
Lake Station, IN 46405

**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; and real estate taxes for the year 2016 payable in 2017 and thereafter.

**IN WITNESS WHEREOF**, Gonzalez Properties LLC, an Indiana Limited Liability Company, has executed this COMPANY WARRANTY DEED on this 18<sup>th</sup> day of August, 2017.

Gonzalez Properties LLC, an Indiana Limited Liability Company

By:   
Daniel Gonzalez, Member

(Company Warranty Deed - Page 1 of 2)

**HOLD FOR GREATER INDIANA TITLE COMPANY**

1N 002368

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 24 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

026591

JB ds 100

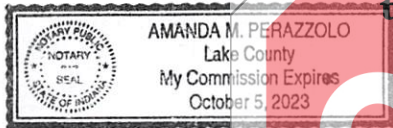
VA 021860

JB

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Daniel Gonzalez, as Member of Gonzalez Properties LLC, an Indiana Limited Liability Company, for and on behalf of Gonzalez Properties LLC, an Indiana Limited Liability Company, and acknowledged the execution of the foregoing Company Warranty Deed as its free and voluntary act and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 18<sup>th</sup> day of August, 2017.



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Notary's Signature: *Amanda M Perazzo*  
Notary's Printed Name: Amanda M Perazzo

Notary's County of Residence: Lake  
Notary's Commission Expires: 10/05/2023

After recording return to and Mailing Address of Grantee: Jeffrey Lyons  
255 Erie Street  
Valparaiso IN 46383

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. IN002368.

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