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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 070686

2017 OCT 19 AM 10:37

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-03-27-252-023.000-024

Tax Mailing Address:  
4330 Arbutus Lane  
East Chicago, IN 46312

**WARRANTY DEED**

*x With Rights of Survivorship,*  
**THIS INDENTURE WITNESSETH that Dewitt D. Patton, Jr. and Diana Velez, as Joint Tenants** Grantors, of Lake County, in the State of Indiana, **Convey and Warrant to**



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:

Lot 27 in Parcel 1 of Prairie Park Unit No. 5, in the City of East Chicago, Indiana, as recorded in Plat Book 38, page 8, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4330 Arbutus Lane  
East Chicago, IN 46312

**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 hereafter.

**IN WITNESS WHEREOF, Dewitt D. Patton, Jr. and Diana Velez, as Joint Tenants,** have executed this WARRANTY DEED on this 12<sup>th</sup> day of September, 2017.

*Dewitt D. Patton Jr.*  
Dewitt D. Patton Jr.

*Diana Velez*  
Diana Velez  
(Warranty Deed - Page 1 of 2)

HOLD FOR GREATER INDIANA TITLE COMPANY

DULY ENTERED FOR PAYMENT SUBJECT  
FINANCIAL INSTRUMENT FOR TRANSFER  
M 001978

OCT 19 2017

028119

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

023527  
JB  
025100

State of Indiana )  
 ) SS:  
County of Lake )

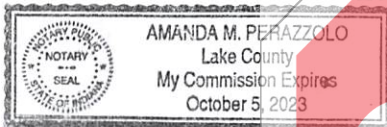
*\* With Rights of Survivorship,*

Before me, the undersigned Notary Public in and for said County and State, personally appeared Dewitt D. Patton, Jr. and Diana Velez, as Joint Tenants, and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon each of their oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of September, 2017.

**Document is NOT OFFICIAL!**

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



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:** Murad S. Abbasi  
4330 Arbutus Lane  
East Chicago, IN 46312



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. IN001978.

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.