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2017 083272

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2017 DEC -8 AM 10:11
MICHAEL B. BROWN
RECORDER

WARRANTY DEED

File No.: Fidelity National Title - FNW1700899-SM

THIS INDENTURE WITNESSETH, that Jan W. Kolat and Emily J. Kolat, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Juan C. Ochoa, a married man (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 3708 Grover Ave., Hammond, IN 46327

Tax ID No.: 45-02-24-326-014.000-023

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.

IN WITNESS WHEREOF, Grantor has executed this deed this 1st day of December, 2017.

Jan W. Kolat
Jan W. Kolat
Emily J. Kolat
Emily J. Kolat



STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jan W. Kolat and Emily J. Kolat who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 1st day of December, 2017.

Signature: *Susan Miedema*
Printed: Susan Miedema
Resident of: Lake County
State of: INDIANA
My Commission expires: August 7, 2022

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 3708 Grover Ave.
Hammond, IN 46327

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: Susan Miedema.

FIDELITY NATIONAL ✓
TITLE COMPANY
FNW1700899 LC

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 6 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$ 251.00

JTB

43433

FN

EXHIBIT "A"
Legal Description

Return To: Juan C. Ochoa
3708 Grover Ave.
Hammond, IN 46327



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-02-24-326-014.000-023

LOT 41 (EXCEPT SOUTH 30 FEET THEREOF) AND SOUTH 23 FEET LOT 42 IN POCHMAN'S CITY PARK ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

