

2017 088110

2017 DEC 28 AM 8:59

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

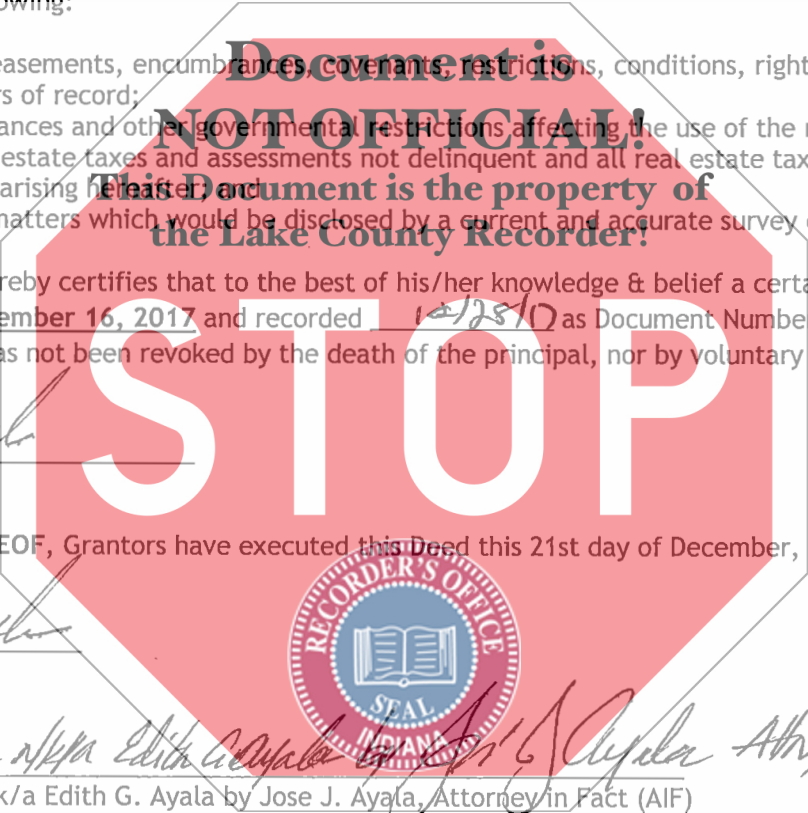
THIS INDENTURE WITNESSETH, that Jose J. Ayala and Edith G. Segura n/k/a Edith G. Ayala, as joint tenants, with rights of Survivorship, ("Grantor(s)") CONVEYS AND WARRANTS TO Christopher B. Madsen, an Unmarried Man, ("Grantee(s)"), for the sum of Ten Dollars and zero cents (\$10.00) and other valuable 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 34 AND 35 IN SUBDIVISION OF BLOCK 5 IN THIRD SUBDIVISION TO EAST GARY, NOW LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11 PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 2749 Benton St, Lake Station, IN 46405
Parcel ID: 45-08-13-478-013.000-021

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter;
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.



2017-088110

The Undersigned hereby certifies that to the best of his/her knowledge & belief a certain Power of Attorney dated December 16, 2017 and recorded 12/28/17 as Document Number 2017-088110 has not been revoked by the death of the principal, nor by voluntary revocation by the principal.

[Signature]
Jose J. Ayala

IN WITNESS WHEREOF, Grantors have executed this Deed this 21st day of December, 2017.

[Signature]
Jose J. Ayala

[Signature]
Edith G. Segura n/k/a Edith G. Ayala by Jose J. Ayala Attorney in Fact (AIF)

COUNTY OF Lake, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of December, 2017 personally appeared Jose J. Ayala and Jose J. Ayala, Attorney in Fact for Edith G. Segura n/k/a Edith G. Ayala, as joint tenants, with rights of Survivorship, who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires: 6/8/18
Resident of: Porter County of: IN

Signed: *[Signature]*
Printed: Cynthia L. Reed

(SEAL) LIBERTY TITLE & ESCROW COMPANY
T8V17003960



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2017

030002

JOHN E. PETALAS
LAKE COUNTY AUDITOR

\$25.00
[Signature]
L

Redaction Statement: I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Lisa Palmer

This instrument prepared by: Phillip A. Norman, Esq., 2110 N. Calumet Ave., Valparaiso, IN 46383
Grantee's & Mail tax bills to: 2749 Benton St, Lake Station, IN 46405
Liberty Title File: T8V17003960

