

2017 088160

2017 DEC 28 AM 9:29

MICHAEL B. BROWN  
RECORDER

WARRANTY DEED

TAX: I.D. NO. 45-03-32-305-022.000-024

THIS INDENTURE WITNESSETH, That DELIA M. PUENTE, FRANCES A. PRENDERGAST AND BRIAN R. PRENDERGAST, AS JOINT TENANTS (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to ANGEL L. TORRES RODRIGUEZ of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) 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:

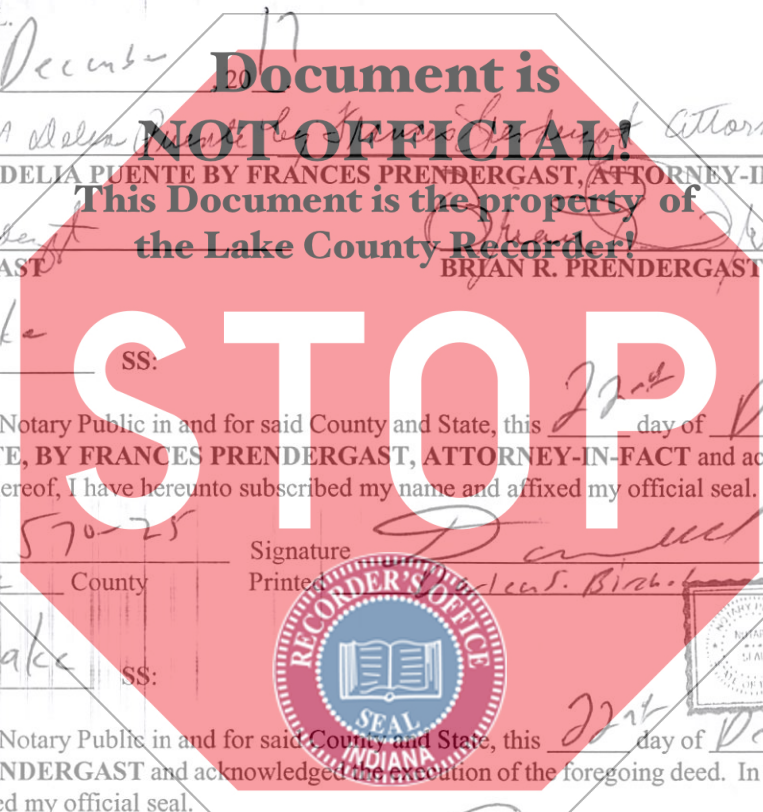
SEE ATTACHED EXHIBIT "A"

Commonly known as: 5434 WALSH AVENUE, EAST CHICAGO, INDIANA 46312

SUBJECT TO SPECIAL ASSESSMENTS, 2017 TAXES PAYABLE 2018 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE ATTORNEY-IN-FACT HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE POWER OF ATTORNEY HAS NOT BEEN REVOKED BY THE VOLUNTARY REVOCATION OR DEATH OF THE PRINCIPAL.

Dated this 22<sup>nd</sup> day of December, 2017  
Delia M. Puente aka Delia Puente by Frances Prendergast Attorney in fact  
**DELIA M. PUENTE A/K/A DELIA PUENTE BY FRANCES PRENDERGAST, ATTORNEY-IN-FACT**  
Frances A. Prendergast  
**FRANCES A. PRENDERGAST**  
Brian R. Prendergast  
**BRIAN R. PRENDERGAST**



STATE OF INDIANA Lake COUNTY OF Lake SS: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this 22<sup>nd</sup> day of December, 2017, personally appeared: **DELIA M. PUENTE, BY FRANCES PRENDERGAST, ATTORNEY-IN-FACT** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-7-25 Signature [Signature]  
Resident of Lake County Printed Darleen S. Birchel, Notary Public  
STATE OF INDIANA Lake COUNTY OF Lake SS: \_\_\_\_\_  
DARLEEN S. BIRCHEL  
Lake County  
My Commission Expires  
May 10, 2025

Before me, the undersigned, a Notary Public in and for said County and State, this 22<sup>nd</sup> day of December, 2017, personally appeared: **FRANCES A. PRENDERGAST** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-7-25 Signature [Signature]  
Resident of Lake County Printed Darleen S. Birchel, Notary Public  
STATE OF INDIANA Lake COUNTY OF Lake SS: \_\_\_\_\_  
DARLEEN S. BIRCHEL  
Lake County  
My Commission Expires  
May 10, 2025

Before me, the undersigned, a Notary Public in and for said County and State, this 22<sup>nd</sup> day of December, 2017, personally appeared: **BRIAN R. PRENDERGAST** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-7-25 Signature [Signature]  
Resident of Lake County Printed Darleen S. Birchel, Notary Public  
This instrument prepared by: **MATTHEW W. DEULLEY, Attorney at Law, ID No. 27818-45**  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **GRANTEES**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: **5434 WALSH AVENUE, EAST CHICAGO, INDIANA 46312**  
SEND TAX BILLS TO: **GRANTEES**  
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.  
Signature of Preparer: [Signature] Printed Name of Preparer: \_\_\_\_\_  
COMMUNITY TITLE COMPANY  
FILE NO. 1713385  
25 AM  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
DEC 27 2017  
029956

**EXHIBIT "A"**

**LOT 10, EXCEPT THE NORTH 16 FEET THEREOF, AND THE NORTH 28 FEET OF LOT 11, BLOCK 3, IN RESUBDIVISION OF BLOCKS 2 AND 3, ROXANA PARK 5<sup>TH</sup> ADDITION, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

