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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 026049

2019 MAY -3 AM 11:28

MICHAEL B. BROWN  
RECORDER

Property Number:  
45-02-24-376-005.000-023

Tax Mailing Address:  
3926 GROVER AVE  
HAMMOND IN 46327-1101

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that **Kimberly A. Price**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants to**

**Document is NOT OFFICIAL!**  
Kimberly A. Szany and Brent Szany, Wife and Husband,

Grantees, 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 4 (except the North 24 feet thereof) and all of Lot 5, Block 5, Parkside Addition, in the City of Hammond, as shown in Plat Book 16, page 25, in Lake County, Indiana.

Commonly known as: 3926 Grover Avenue  
Hammond, IN 46327

**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 2018 payable in 2019 and thereafter.

**IN WITNESS WHEREOF**, Kimberly A. Price has executed this WARRANTY DEED on this 26<sup>th</sup> day of April, 2019.

*Kimberly A. Price*  
\_\_\_\_\_  
Kimberly A. Price  
1N005495

(Warranty Deed – Page 1 of 2)

**Greater Indiana Title Company**  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 03 2019

JOHN E. PETALAB  
LAKE COUNTY AUDITOR

30673  
\$125.00  
LDB

001692

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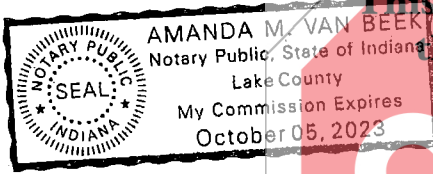
State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Kimberly A. Price and acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 26<sup>th</sup> day of April, 2019.

**Document is NOT OFFICIAL!**

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



Notary's Signature: Amanda M. Van BEEK

Notary's Printed Name: Amanda M Van BEEK

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2020

After recording return to and Mailing Address of Grantees: Kimberly A. Szany and Brent Szany  
3926 GROVER AVE  
HAMMOND IN 46327-1101

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; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN005495.

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