

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 037026

2019 JUN 20 AM 8:43

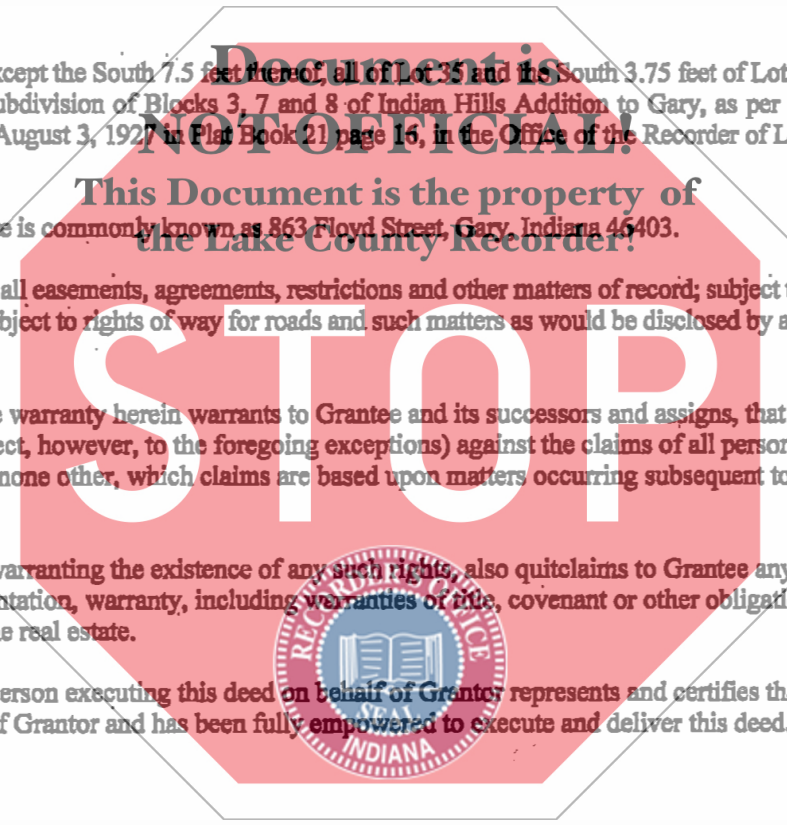
MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED
(Parcel No. 45-09-06-381-010.000-004)

2

THIS INDENTURE WITNESSETH, That M&T Bank ("Grantor") CONVEYS AND WARRANTS to Joseph Dettloff and Andrea Griffin, joint tenants with rights of survivorship ("Grantee"), 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, State of Indiana:

Lot 34, except the South 7.5 feet thereof, all of Lot 35 and the South 3.75 feet of Lot 36 in Block 8, in Resubdivision of Blocks 3, 7 and 8 of Indian Hills Addition to Gary, as per plat thereof, recorded August 3, 1927 in Plat Book 21 page 15, in the Office of the Recorder of Lake County, Indiana.



The address of the real estate is commonly known as 863 Floyd Street, Gary, Indiana 46403.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the real estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the real estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the real estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this deed.

[remainder of page intentionally left blank – signature page follows]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 19 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF, Grantor has executed this deed this 28th day of May, 2019.

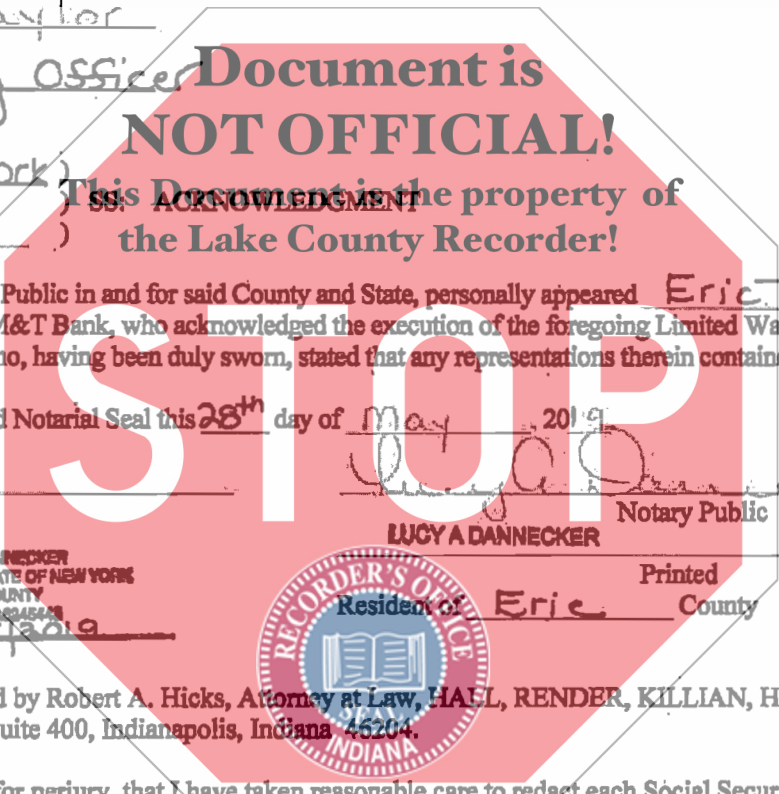
GRANTOR: M&T Bank

By: *Eric Taylor*

Printed: Eric Taylor

Title: Banking Officer

STATE OF New York
COUNTY OF Erie



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

Before me, a Notary Public in and for said County and State, personally appeared Eric Taylor the Banking Officer of M&T Bank, who acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of May, 2019.

My Commission Expires: _____

Lucy A Dannecker
Notary Public

LUCY A DANNECKER
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. # 124845444
COMM. EXP. 7/25/2019

LUCY A DANNECKER
Printed
Resident of Erie County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., 500 North Meridian Street, Suite 400, Indianapolis, Indiana 46204.

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. Robert A. Hicks

Grantee's mailing address is: 863 Floyd Street, Gary, Indiana 46403.

Tax mailing address is: 863 Floyd Street, Gary, Indiana 46403.

After recording, return to: 863 Floyd Street, Gary, Indiana 46403.

Handwritten notes:
01/17/2019
863 Floyd Street
Gary, Indiana 46403