

RECORDED AS PRESENTED
MICHAEL B BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019-067958

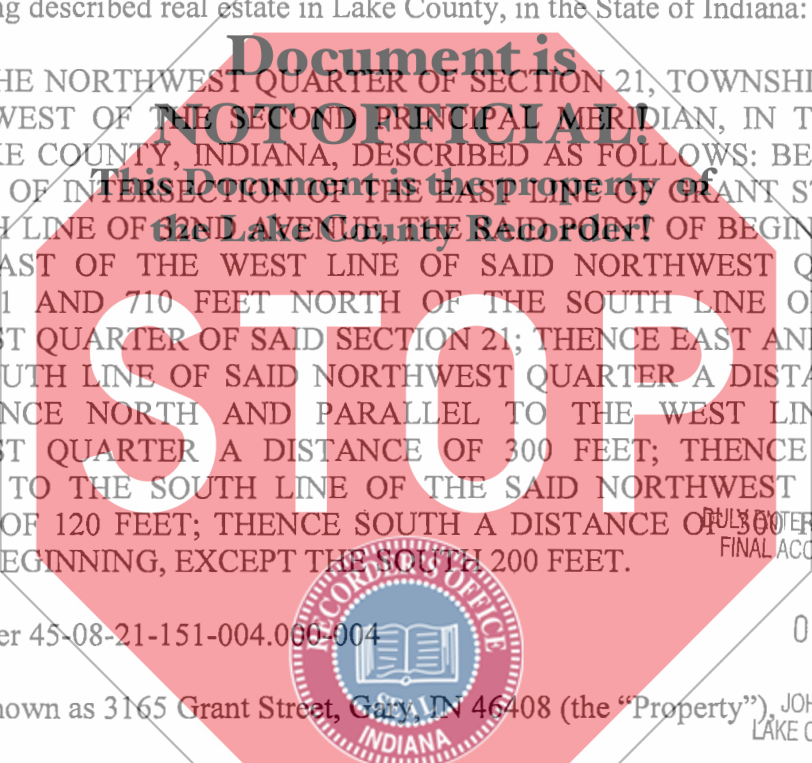
2019 October 3

10:47:06 AM

SPECIAL WARRANTY DEED

2 This Indenture Witnesseth, that NOORELDEEN AMER ("Grantor"), conveys and grants to OSCAR QUIROGA ("Grantee") for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF GARY, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF GRANT STREET WITH THE NORTH LINE OF 2ND AVENUE, THE SAID POINT OF BEGINNING BEING 54 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 21 AND 710 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF SAID SECTION 21; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 120 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 300 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 120 FEET; THENCE SOUTH A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 200 FEET.



FILED FOR RECORD
FINAL ACCEPTANCE FOR TRANSFER

Parcel Number 45-08-21-151-004.000-004

OCT 03 2019

commonly known as 3165 Grant Street, Gary, IN 46408 (the "Property"), JOHN E. PETALAS LAKE COUNTY AUDITOR

29367

subject to the Permitted Exceptions, which are the following: (i) zoning ordinances affecting the Property, (ii) utility easements and other easements of record, (iii) any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Property, (iv) real estate tax installments, Little Calumet River Basin fees, and Gary Storm Water installments not yet due and payable, (v) rights of way for drainage tiles, ditches, feeders and laterals, if any, (vi) road rights-of-way, (vii) Lease as evidenced by Memorandum of Lease by and between Kenneth W. Wright and/or Jennifer J. Wright and Lamar Companies, recorded September 15, 2009 as Instrument Number 2009 062935 in the Lake County records, as assigned by an Assignment and Assumption of Sign Location Lease Agreement dated January 7, 2016, made by and between Kenneth W. Wright and Jennifer J. Wright (Assignor) and Nooreldeen Amer (Assignee), recorded January 13, 2016, as Instrument No. 2016 001900, and (viii) all covenants, conditions, restrictions, and other matters of record.

FIDELITY NATIONAL
TITLE COMPANY
FNA 21902935

250
CK#1820704210
FD

All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor. The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly authorized member or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed.

In Witness Whereof, Grantor has executed this deed this 2nd day of October, 2019.

Nooreldeen Amer
NOORELDEEN AMER
Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

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. /s/ James M. Yannakopoulos

STATE OF INDIANA SS:
COUNTY OF LAKE

Before me, a Notary Public in and for the said County and State, personally appeared NOORELDEEN AMER, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.


Witness my hand and notarial seal this 2nd day of October, 2019.

My Commission Expires: 7-8-25

Renee J. Wells
Renee J. Wells
Notary Public

My County of Residence: LAKE

**After Recording Mail Deed and Tax Bills to:
Grantee's Address:
Oscar Quiroga
4129 Walsh Ave
East Chicago IN 46312**

 RENE E J. WELLS
Commission Number 702361
My Commission Expires 07/08/25
County of Residence Lake County

**THIS DOCUMENT PREPARED BY:
JAMES M. YANNAKOPOULOS, ATTORNEY ID. NUMBER 25164-45
KORANSKY, BOUWER & PORACKY, P.C.
425 JOLIET STREET, SUITE 425, DYER, IN 46311**