

2019-072504

2019 October 23

10:46:22 AM

<u>Mail Tax Bills re.</u>	<u>Grantee Address:</u>	<u>Parcel No.</u>
525 W. 144 <sup>th</sup> St. East Chicago, IN 46312	525 W. 144 <sup>th</sup> St. East Chicago, IN 46312	45-03-29-257-005.000-024 45-03-29-257-004.000-024

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That BURTON C. MONTGOMERY and SALLY MONTGOMERY, husband and wife, having an address of 525 W. 144<sup>th</sup> Street, East Chicago, Indiana 46312 (individually and collectively, "Grantor") CONVEY AND WARRANT to GEMINA CERVANTES, ("Grantee"), for the sum of Ten Dollars (\$10.00) 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 (the "Real Estate"):

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

LOTS 13 AND 14, BLOCK 10, SUBDIVISION OF BLOCKS 3, 4, 9 AND THE NORTH HALF OF BLOCK 10, IN A SUBDIVISION OF THE WEST 1317.5 FEET OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET OF THE SOUTH 124 FEET OF SAID BLOCK 9, AND EXCEPT THE RIGHT OF WAY OF STATE LINE AND INDIANA CITY RAILWAY), IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 525 West 144<sup>th</sup> Street, East Chicago, Indiana 46312

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;
2. Applicable building codes and zoning ordinances; and
3. Easements, conditions, restrictions, and such other matters as appearing in the records of the Office of the Recorder of Lake, Indiana.

Guadalupe Valasquez a/k/a Guadalupe Velesquez hereby certifies that to the best of his knowledge and belief that a certain Power of Attorney has not been revoked by the death or incompetence of the principal, nor by voluntary revocation of the principal.

AFF-1A1231-IU

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

30004

OCT 23 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25 ✓  
CR# 597  
A

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of the 11 day of October, 2019.

Burton C. Montgomery  
BURTON C. MONTGOMERY

Sally Montgomery By Guadalupe Velasquez a/k/a Guadalupe Velasquez her attorney in fact  
SALLY MONTGOMERY  
By: Guadalupe Velasquez a/k/a Guadalupe Velasquez, her Attorney-in-Fact

**Document is NOT OFFICIAL!**

STATE OF Ind } This Document is the property of  
COUNTY OF Lake } the Lake County Recorder!

Before me, the undersigned, a Notary Public, in and for said County and State, this 11 day of October, 2019, personally appeared BURTON C. MONTGOMERY and SALLY MONTGOMERY by Guadalupe Valesquez a/k/a Guadalupe Velasquez, her Attorney-in-Fact and acknowledged the execution of the foregoing instrument.



My Commission Expires:  
My County of Residence:  
My Commission Number:

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. George W. Carberry

This instrument prepared by: George W. Carberry, Burke Costanza & Carberry LLP  
156 S. Washington Street, Valparaiso, IN 46383