

2019-082030

2019 Nov 27

10:23 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

WARRANTY DEED

This Indenture witnesseth that Karen S. Warus, of Lake County in the State of Indiana, as Personal Representative of the Estate of Thomas D. Jones, deceased, by virtue of the decedent's will, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby  
Convey and Warrant to Jessica R. Cornelius, a single woman, of Lake County in the State of Indiana the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 48 in Woods Park, Unit No. 2, as per plat thereof, recorded December 2, 1958 in Plat Book 32 Page 87, in the Office of the Recorder of Lake County, Indiana

Commonly known as 2088 W. 51<sup>st</sup> Ave., Gary, Indiana.

- Subject to: 1. Real property taxes not yet due and payable;
- 2. The lien of all assessments since the acceptance by Vendor of the Offer to Purchase on October 21, 2019;
- 3. All conditions, easements, legal drains, rights-of-way, covenants, restrictions and limitations whether visible or of record;
- 4. All liens by reason of the acts or omissions of the Purchaser.

Tax ID No: 45-08-32-405-018.000-001

State of Indiana, Lake County, ss. Executed this 22 day of November, 2019.

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of November, 2019 personally appeared:

*Karen S. Warus* Seal  
Karen S. Warus, *pers. rep.*  
Personal Representative of the Estate of  
Thomas D Jones

Karen S. Warus

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 *March 9 2024*  
Commission number: *681586*

*[Signature]*  
Notary Public Signature

RECORDER'S OFFICE  
*Patricia Ludington*  
Name Printed  
LAKKE County  
INDIANA

Patricia Ludington  
Resident Of  
Lake County  
My Commission Expires:  
3/9/2024

This instrument prepared by Timothy J. Dougherty, Attorney at Law 145 E. 61<sup>st</sup> Ave., Merrillville, IN 46410

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.

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
MAILS TO: Jessica R. Cornelius, 2088 W. 51<sup>st</sup> Ave., Gary, IN 46408 -4236

25.  
CK 12025  
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NOV 27 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY  
FILE NO. *LA17540*

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