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2020-011065

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

2020 Feb 13 10:50 AM

Property Number:
45-09-31-201-016.000-018

Tax Mailing Address:
134 S WASHINGTON ST
HOBART, IN 46342

WARRANTY DEED

THIS INDENTURE WITNESSETH that Phillip M. Martin, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

L. J. A.
Frankie Martin and Julie Martin, Husband and Wife,

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:

The South 1/2 of Lot 4 in Block 4 in Hobart Park Addition to Hobart, as per plat thereof, recorded in Plat Book 12, page 30, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 134 South Washington Street
Hobart, IN 46342



This Warranty Deed is executed in completion of a Contract for Conditional Sale of Real Estate recorded December 28, 2016 As document No. 2016-088438 between the parties, and the grantor herein acknowledges that all sums under said Contract for Conditional Sale of Real Estate have been paid in full.

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 2019 payable in 2020 and thereafter.

IN WITNESS WHEREOF, Phillip M. Martin has executed this WARRANTY DEED on this

22 day of JAN, 2020.

Phillip M. Martin
Phillip M. Martin



(Warranty Deed - Page 1 of 2)

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Greater Indiana Title Company

INDO 7526

FEB 13 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

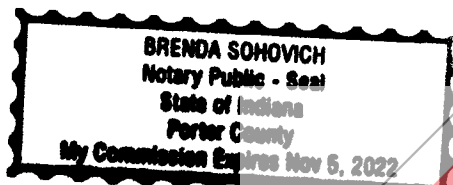
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State of Indiana)
) SS:
County of Lake)

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

Witness my hand and Notarial Seal this 27 day of JAN, 2020.



Notary's Signature: [Handwritten Signature]

Notary's Printed Name: Brenda Sohovich



Notary's County of Residence: _____

Notary's Commission Expires: _____

After recording return to and Mailing Address of Grantees: Frankie Martin and Julie Martin
134 S WASHINGTON ST
HOBART, IN 46342

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN007526.

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