

2020-028373

2020 May 21 11:11 AM

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

WARRANTY DEED

TAX: I.D. NO. : 45-07-08-177-010.000-023

THIS INDENTURE WITNESSETH, WILLETTE G. GAUDET, GRANTOR, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to A & M, LLC, of LAKE County in the State of INDIANA, as GRANTEE, in consideration of One Dollar (\$1.00) 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 NORTH 30 FEET OF LOT 28 AND THE SOUTH 20 FEET OF LOT 27 IN FORSYTH HIGHLAND'S 3<sup>RD</sup> ADDITION, HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6741 RIDGELAND AVE. HAMMOND, IN 46324

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 14<sup>th</sup> day of May, 2020

WILLETTE G. GAUDET

STATE OF Indiana  
COUNTY OF Lake

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14<sup>th</sup> day of May, 2020, personally appeared: WILLETTE G. GAUDET, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646

My commission expires: 5/10/2025

Resident of Lake County

Signature [Signature]  
Printed Darleen S. Birchel, Notary Public

This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45  
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303  
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: GRANTEE  
GRANTEE'S MAILING ADDRESS: 6741 RIDGELAND AVE., HAMMOND, IN 46324  
SEND TAX BILLS TO: GRANTEE

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.

Signature [Signature]

Printed Name Darleen Birchel

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DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY  
FILE NO. 2018793

\$25100

CK12249

[Signature]