

2020-044487

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

2020 Jul 15 9:33 AM

WARRANTY DEED

TAX: I.D. NO. 45-19-27-289-015.000-038

THIS INDENTURE WITNESSETH THAT, NICHOLAS J. PHARES, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO ~~BOYD HURTADO~~, of LAKE County in the State of INDIANA, (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: * Boyd James Hurtado

LOT 2 IN UNIT 7A IN MEADOWBROOK PHASE 7 RESUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110 PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 892 MEADOWBROOK DR., LOWELL, IN 46356

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 9 day of JULY, 2020

NICHOLAS J. PHARES
NICHOLAS J. PHARES

This Document is the property of
the Lake County Recorder!



DEANNA L. GRIGGS
My Commission Expires
February 20, 2021
Commission Number 642280
Lake County

STATE OF Indiana COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of July, 2020 personally appeared: NICHOLAS J. PHARES and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 642280

My commission expires: 2/20/21

Signature

Resident of Lake, Notary Public

Deanna Griggs
Signature

Deanna Griggs
County Printed

EXECUTED AND DELIVERED IN MY PRESENCE:

MRI A. WILLIAMS Witness Signature
MRI A. WILLIAMS Witness Printed Name



DEANNA L. GRIGGS
My Commission Expires
February 20, 2021
Commission Number 642280
Lake County

STATE OF INDIANA
COUNTY of Lake

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS MRI A. WILLIAMS to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows NICHOLAS J. PHARES to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 9 day of July 2020

Deanna Griggs Notary Public Signature
Deanna Griggs Notary Public Printed Name

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER 024022

Commission Number: 642280

My Commission Expires: 2/20/21

Resident of Lake County

JUL 15 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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.

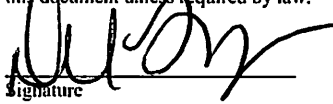
Community Title Company
File No. 208178

CK 12341

25-RM

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 892 MEADOWBROOK DR., LOWELL, IN 46356
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

DeAnna Enges
Printed Name

