

2020-054816

2020 Aug 21

9:31 AM

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

### WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Colleen B. Palmer-Hill of Lake County in the State of Indiana and Angelique J. Hill of Harris County in the State of Texas,

CONVEY AND WARRANT TO Armand Investment Group, LLC of County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

All of Lot 12, except the South 13 feet thereof, all of Lot 11 and the South 3 feet of Lot 10 in Block 7, in Eastover, in the City of Gary, as per plat thereof, recorded in Plat Book 21, page 5 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4040 Kentucky Street, Gary, IN 46408

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said Colleen B. Palmer-Hill has hereunto set her hand and seal, this 17<sup>th</sup> day of August, 2020.

Colleen B. Palmer-Hill  
Colleen B. Palmer-Hill

Executed and delivered in by presence:

Witness' Signature: Angela Anderson

Witness' Printed Name: Angela Anderson



IN WITNESS WHEREOF, the said Angelique J. Hill has hereunto set her hand and seal, this 17<sup>th</sup> day of August, 2020.

Angelique J. Hill  
Angelique J. Hill

Executed and delivered in by presence:

Witness' Signature: Sara Estrella

Witness' Printed Name: Sara Estrella

MAIL TAX BILLS TO:

Armand Investment Group LLC  
P.O. Box 2103, Gary, IN 46409

**WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT **Colleen B. Palmer-Hill** of Lake County in the State of Indiana and **Angelique J. Hill** of \_\_\_\_\_ County in the State of Texas,

CONVEY AND WARRANT TO **Armand Investment Group, LLC** of \_\_\_\_\_ County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in **Lake County** in the State of **Indiana**, to-wit:

**All of Lot 12, except the South 13 feet thereof, all of Lot 11 and the South 3 feet of Lot 10 in Block 7, in Eastover, in the City of Gary, as per plat thereof, recorded in Plat Book 21, page 5 in the Office of the Recorder of Lake County, Indiana.**

**Commonly known as: 4040 Kentucky Street, Gary, IN 46409**

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said **Colleen B. Palmer-Hill** has hereunto set her hand and seal, this \_\_\_\_\_ day of **August, 2020**.

\_\_\_\_\_  
**Colleen B. Palmer-Hill**

Executed and delivered in by presence: \_\_\_\_\_

Witness' Signature: \_\_\_\_\_

Witness' Printed Name: \_\_\_\_\_

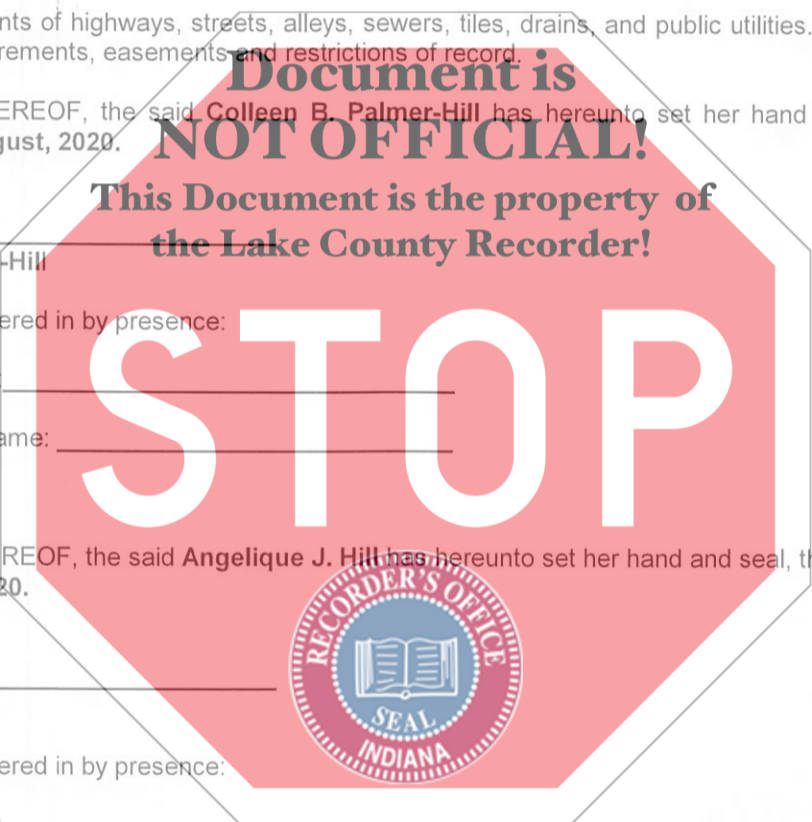
IN WITNESS WHEREOF, the said **Angelique J. Hill** has hereunto set her hand and seal, this \_\_\_\_\_ day of **August, 2020**.

\_\_\_\_\_  
**Angelique J. Hill**

Executed and delivered in by presence: \_\_\_\_\_

Witness' Signature: \_\_\_\_\_

Witness' Printed Name: \_\_\_\_\_



MAIL TAX BILLS TO:

**Armand Investment Group LLC,  
P.O. Box 2103, Gary, IN 46409**

TAX KEY NO(S):

**45-08-27-257-016.000-004**

GRANTEE(S) ADDRESS:

**6109 76th Ave, Schererville, IN 46375**

THIS INSTRUMENT PREPARED BY:

**Douglas R. Kvachkoff, Attorney at Law  
325 N. Main, Crown Point, IN 46307, 219-662-2977  
IN-20-63332-02**

File No.:

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: \_\_\_\_\_

*John E. Petalas*

**043060**

INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
CROWN POINT, IN 46307

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

**AUG 20 2020**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

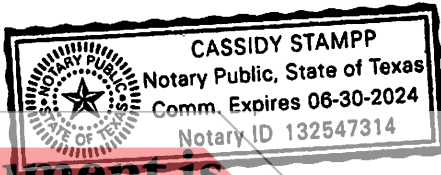
25-  
#21942 A

STATE OF TEXAS )  
 ) SS:  
COUNTY OF Harris )

Before me, a Notary Public in and for said County and State, do hereby certify that **Angelique J. Hill** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 17<sup>th</sup> day of August, 2020.

Notary Public: Cassidy Stamp  
Commission Expires: 06/30/2024  
Commission No.: 132547314  
County of Residence: Harris



**Document is NOT OFFICIAL!**

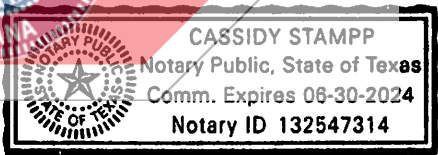
STATE OF TEXAS )  
 ) SS:  
COUNTY OF Harris )

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

Before me, a Notary Public in and for said County and State, personally appeared Sara Estrella (Witness) being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Angelique J. Hill** (Grantor) in the above-named subscribing witness's presence, and that the above-named subscribing 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 17<sup>th</sup> day of August, 2020.

Cassidy Stamp  
Notary Public: Cassidy Stamp  
Commission Expires: 06/30/2024  
Commission No.: 132547314  
County of Residence: Harris



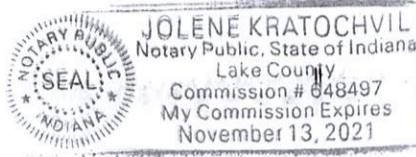
STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, do hereby certify that **Colleen B. Palmer-Hill** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this, 19 day of August, 2020.

*Jolene Kratochvil*

Notary Public: JOLENE KRATOCHVIL  
Commission Expires: 11/13/2021  
Commission No.: 671185  
County of Residence: LAKE



STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared *Angela Anderson* (Witness) being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Colleen B. Palmer-Hill** (Grantor) in the above-named subscribing witness's presence, and that the above-named subscribing 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, 19 day of August, 2020.

*Jolene Kratochvil*

Notary Public: JOLENE KRATOCHVIL  
Commission Expires: 11/13/2021  
Commission No.: 671185  
County of Residence: LAKE

