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2020-063489

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

2020 Sep 14 8:34 AM

WARRANTY DEED

File No.: FNW2004154-PKC

THIS INDENTURE WITNESSETH, that Erik Steven Chavez and Jose A Chavez (Grantor) CONVEY(S) AND WARRANT(S) to Nicholas Sallay UNMARRIED MAN (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 2628 County Line Rd, Lake Station, IN 46405

Tax ID No.: 45-09-16-436-015-000-021

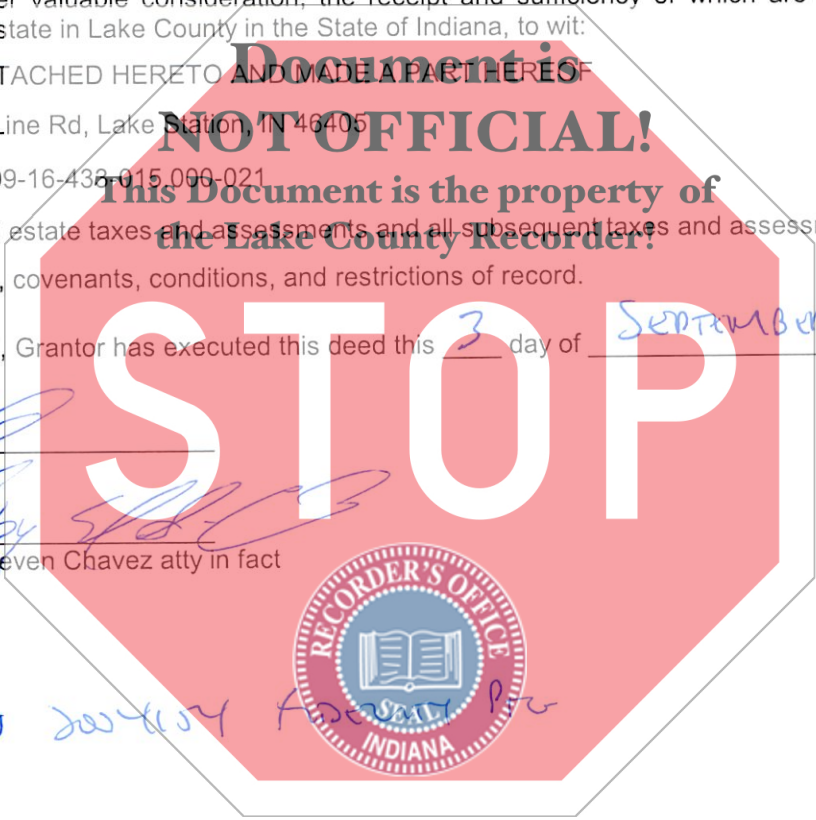
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 3 day of SEPTEMBER, 2020.

[Signature]
Erik Steven Chavez

[Signature]
Jose A Chavez by Erik Steven Chavez atty in fact



fnw 2004154

FIDELITY NATIONAL
TITLE COMPANY

FNW2004154

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026112

CK#1820704744

25
am

STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Erik Steven Chavez who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 3 day of September, 2020

Signature: _____
Printed: Pamela Coughlin
Resident of: Porter County
State of: INDIANA
My Commission expires: August 1, 2024



STATE OF INDIANA

COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Jose A Chavez by Erik Steven Chavez atty in fact who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 3 day of September, 2020

Signature: _____
Printed: Pamela Coughlin
Resident of: Porter County
State of: INDIANA
My Commission expires: August 1, 2024

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 2628 County Line Rd
Lake Station, IN 46405

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: Pam Coughlin.

Return To: Nicholas Sallay
2628 County Line Rd
Lake Station, IN 46405



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-09-16-433-015.000-021

LOT 3 IN BLOCK 1 IN SUBURBAN GARDENS FIRST ADDITION TO EAST GARY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 47 IN THE OFFICE OF RECORDER OF LAKE COUNTY, INDIANA.



CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:


Witness Signature

Witness Name (Kimberly Simpson)

PROOF:
State of Indiana

County of Porter

Before me, a Notary Public in and for said County and State, on 08/01/24, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows ERIK STEVEN CHAVEZ to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said ERIK STEVEN CHAVEZ execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this

Signature: _____

Printed: Pamela Coughlin

Resident of: Porter County

State of: INDIANA

My Commission expires: August 1, 2024

