

2020-063529

2020 Sep 14 8:34 AM

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

WARRANTY DEED

File No.: FNW2003890-DS

THIS INDENTURE WITNESSETH, that June Walker and Rose Ruedi, as joint tenants with rights of survivorship (Grantor) CONVEY(S) AND WARRANT(S) to Raul Torres (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: 49 Coolidge St, Hammond, IN 46324

Tax ID No.: 45-06-12-328-007.000-023

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 4th day of September, 2020.

June Walker
June Walker
Rose Ruedi
Rose Ruedi



STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared June Walker and Rose Ruedi 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 4th day of September 2020

Signature: _____
Printed: Dawn Stanley
Resident of: Lake County
State of: INDIANA
My Commission expires: July 29, 2026

DAWN STANLEY
Commission Number 714648
My Commission Expires 07/29/26
County of Residence Lake County

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: 49 Coolidge St
Hammond, IN 46324

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: Dawn Stanley.

FIDELITY - HIGHLAND FNW2003890

FIDELITY NATIONAL
TITLE COMPANY
FNW2003890

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026135
25
an
CK#1820704744

Return To: Raul Torres
49 Coolidge St
Hammond, IN 46324



For APN/Parcel ID(s): 45-06-12-328-007.000-023

LOT 30 IN ROSELAWN PARK ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



CERTIFICATE OF PROOF

File No.: FNW2003890-DS

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

Debbie Noworyta
Witness Signature

Debbie Noworyta
Witness Name



PROOF:

STATE OF IN

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on September 4, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows June Walker and Rose Ruedi to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said June Walker and Rose Ruedi execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

[Signature]
NOTARY PUBLIC

Printed: Dawn Stanley

Resident of: Lake County

State of: INDIANA

My Commission expires: July 29, 2026

DAWN STANLEY
Commission Number 714648
My Commission Expires 07/29/26
County of Residence Lake County

CERTIFICATE OF PROOF
(continued)

Property Address: 49 Coolidge St, Hammond, IN 46324

Grantee's Address and Tax Mailing Address: 49 Coolidge St
Hammond, IN 46324

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: Dawn Stanley.

Instrument prepared by: Timothy R. Kuiper
Austgen Kuiper Jasalis P.C.
130 North Main Street, Crown Point, IN 46307

