

2020-072154

2020 Oct 8

10:56 AM

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

Property Number:  
45-07-18-453-014.000-027

Tax Mailing Address:  
3145 45<sup>th</sup> St., Ste. B  
Highland, IN 46322

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH** that **Rebecca Anderson**, Grantor, of Hillsborough County, in the State of Florida, **Conveys and Warrants** to

**Region Home Buyers LLC,**

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 3 Block 4, Chayes Manor Addition to the Town of Munster, as shown in Plat Book 31, page 35, in Lake County, Indiana.

Site Address (per Lake County Auditor's Records): 8039 Linden Street  
Munster, IN 46321

Mailing Address (per U.S. Postal Service): 8039 LINDEN AVE  
MUNSTER IN 46321-1329

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2019 payable in 2020 and thereafter.

**IN WITNESS WHEREOF**, Rebecca Anderson has executed this WARRANTY DEED on this 5<sup>th</sup> day of October, 2020.

  
\_\_\_\_\_  
Rebecca Anderson

(Warranty Deed – GITC File No. IN009992 - Page 1 of 3)

**Greater Indiana Title Company**  
1N009992

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

**OCT 08 2020**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

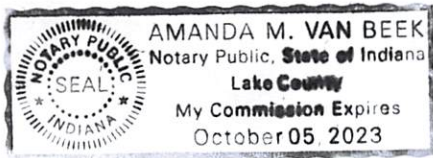
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State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Rebecca Anderson and acknowledged the execution of the foregoing Warranty Deed, as her voluntary act for the purposes stated therein, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 5<sup>th</sup> day of October, 2020.



Notary's Signature: *Amanda M. Van Beek*

Notary's Printed Name: Amanda M. Van Beek

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2023

**CERTIFICATE OF PROOF**

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

*Traci Enstrom*  
Witness's Signature

Traci Enstrom  
Witness's Name (must be typed or printed)

**PROOF:**

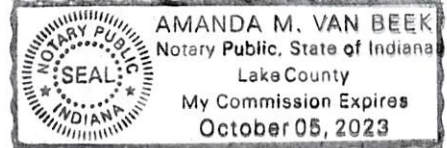
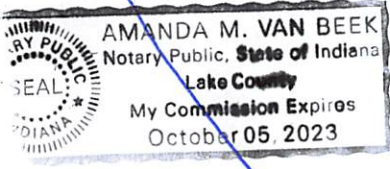
State of Indiana )  
 ) SS:  
County of Lake )

Before me, a Notary Public in and for said County and State, personally appeared

Traci Enstrom, the above WITNESS to the

foregoing instrument, 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, did depose and say that he/she knows Rebecca Anderson, Grantor(s), to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor(s) execute the same; that said WITNESS at the same time subscribed his/her name as a witness thereto; and that said 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 5<sup>th</sup> day of October, 2020.



Notary's Signature: *Amanda M. Van BEEK*  
Notary's Printed Name: Amanda M. Van BEEK

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2023

**After recording return to and Mailing Address of Grantee:**

Region Home Buyers LLC  
3145 45<sup>th</sup> St., Ste. B  
Highland, IN 46322

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN009992.