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2020-086486

2020 Nov 24

9:57 AM

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

Mail Tax Bills To:  
1488 Deer Park Ave, Suite #382  
North Babylon, NY 11703

Parcel No: 45-08-09-437-010.000-004

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that Vanessa Braxton, an individual, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

**CONVEYS AND WARRANTS TO** 1700 Broadway Gindiana LLC, an Indiana limited liability company, the following described land and premise situated in Lake County, Indiana:

**LOTS 1 AND 2, BLOCK 5, EXCEPT THAT PART IN THE REAR OF SAID LOTS TAKEN FOR ALLEY PURPOSES, CHICAGO-TOLLESTON LAND AND INVESTMENT COMPANY'S FIFTH ADDITION TO TOLLESTON, IN THE CITY OF GARY, LAKE COUNTY, INDIANA.**

More commonly known as: 1700-04 Broadway, Gary, IN 46407

Subject to 2019 real estate taxes, payable in 2020, and thereafter. Subject to easements, covenants, and restrictions contained in prior instruments of record, all building and zoning laws, ordinances, legal drains, right-of-way, and other matters which would be disclosed by an accurate survey of the premises.

IN WITNESS WHEREOF, the Grantor executed this deed this 24 day of NOV, 2020

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 24 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



*Vanessa Braxton*  
\_\_\_\_\_  
Vanessa Braxton, Grantor

State of Indiana, County of Lake ss:

25.00  
CASH  
KK  
NOV 24, 2020  
PB  
Seal Closure Needed  
Seal Disruption

**CERTIFICATE OF PROOF**

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

*Janis N. Fryszak*  
Witness Signature  
Janis N. Fryszak  
Witness Printed Name

**PROOF:**

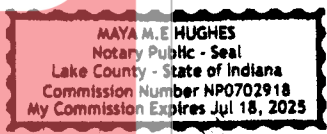
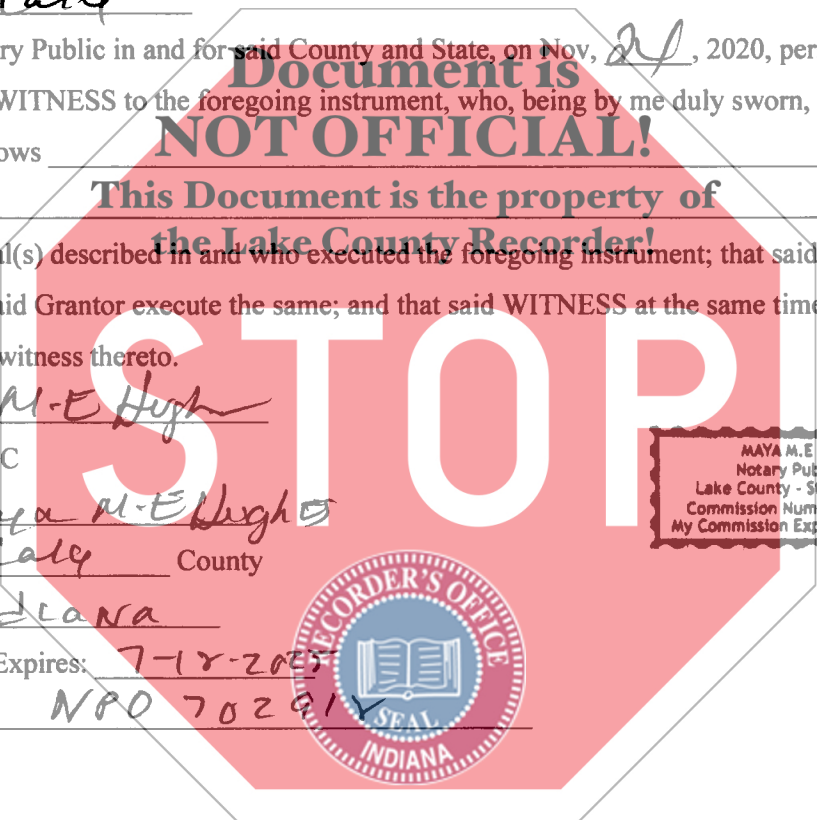
STATE OF Indiana  
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on Nov, 21, 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 \_\_\_\_\_

\_\_\_\_\_ to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

*Marya M-E Hughes*  
NOTARY PUBLIC  
Printed: Marya M-E Hughes  
Resident of: Lake County  
State of Indiana

My Commission Expires: 7-18-2025  
Commission No. NPO 70291



Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vanessa Braxton, who having been duly sworn stated the representations and executions herein contained are true and voluntary acts for the purposes stated therein.

Witness, my hand and Seal this 24th, day of November, 2020

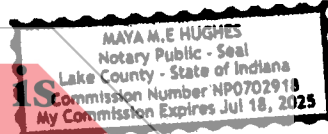
My Commission Expires: 7-14-2025

Maya M. E. Hughes  
Signature of Notary Public

Maya M. E. Hughes  
Printed Name of Notary Public

Lake Indiana  
Notary Public County and State of Residence

NP0702914  
Notary Public Commission Number



**Document is NOT OFFICIAL!**

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

This instrument was prepared by: Jeffrey Pisosar, Attorney at Law #30406-71  
5315 N Clark Street, Suite 308, Chicago, IL 60640

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.

Jeff Pisosar

Jeffrey Pisosar



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