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GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2021-024937

8:58 AM 2021 Mar 19

Property Number: 45-20-06-201-003.000-007 Tax Mailing Address: 3970 W 150TH PL CROWN POINT IN 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH that Zachary Franks, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Christian Rath and Cristina Pellegrini Rath, Husband & wife

Grantees, 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 47 in Bryridge Valley Unit 2, as per plat thereof, recorded in Plat Book 94 page 61, in the Office of the Recorder of Lake County, Indiana.

Site Address (per Lake County Auditor's Records):

3970 150th Place Crown Point, IN 46307

Mailing Address (per U.S. Postal Service):

3970 W 150TH PL CROWN POINT IN 46307

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 teres 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 2020 payable in 2021 and thereafter.

IN WITNESS WHEREOF, Zachary Franks has executed this Warranty Deed on this 12th day of March, 2021.

Zachary Franks

MAR 18 2021 JOHN E. PETALAS

LAKE COUNTY AUDITOR

(Warranty Deed – GITC File No. IN011288 - Page 1 of 2)

25,137

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State of Indiana	,	
) SS:	
County of Lake)	
Before me,	the undersigned	l Notary Public in and for said County and State, personally appeared
Zachary Franks and	d acknowledged	the execution of the foregoing Warranty Deed as his voluntary act for
the purposes stated	therein, and wh	no, having been duly sworn upon his oath, stated that the

Witness my hand and Notarial Seal this 12th day of March, 2021.

State of Indiana

representations contained therein are true.

Notary's Signature: Notary's Signature: Notary's Signature: Notary's Signature:	
lotary's County of Residence: Por No.	
lotary's Commission Expires:	

After recording return to and Mailing Address of Grantees:

Christian Rath and Cristina Pellegrini Rath 3970 W 150TH PL CROWN POINT IN 46307

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, \$16 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. INO 11288.

(Warranty Deed - GITC File No. IN011288 - Page 2 of 2)