

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Property Number:  
45-06-12-202-009.000-023

Tax Mailing Address:

6032 Erie Ave  
Hammond, IN 46320

### WARRANTY DEED

**THIS INDENTURE WITNESSETH that J. Jesus Tirado and Jesus Eduardo Tirado, as joint tenants with rights of survivorship, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to**

**Advantage Real Estate of Indiana 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:

The West 8 feet of Lot 42 and all of Lots 43 and 44, Block 1, F.B. Hall's Subdivision, in the City of Hammond, as per plat thereof, recorded in Plat Book 3, page 17, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 513 Florence Street  
Hammond, IN 46324

**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 2020 payable in 2021 and thereafter.

**IN WITNESS WHEREOF**, J. Jesus Tirado and Jesus Eduardo Tirado, as joint tenants with rights of survivorship have executed this WARRANTY DEED on this 7 day of July, 2021.

Jesus Tirado.  
J. Jesus Tirado



Jesus Eduardo Tirado  
Jesus Eduardo Tirado

LAKE COUNTY, INDIANA, 021-188-1, 1

State of Texas )  
County of Tarrant ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared J. Jesus Tirado and Jesus Eduardo Tirado, as joint tenants with rights of survivorship, and acknowledged the execution of the foregoing Warranty Deed as their voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 7<sup>th</sup> day of July, 2021.



Notary's Signature: [Signature]  
Notary's Printed Name: YALE KITUPA

Notary's County of Residence: TARRANT  
Notary's Commission Expires: 02-25-2024

After recording return to and Mailing Address of Grantee: Advantage RealEstate of Indiana LLC  
6033 ERIC PK  
Hopwood IN 46320

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. IN012291.

(Warranty Deed - GITC File No. IN012291 - Page 2 of 2)

= WITNESS = Monica VALDIVIA [Signature]  
07/07/2021

