

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Property Number:  
45-03-31-330-017.000-023

Tax Mailing Address:  
1144 WILCOX ST  
HAMMOND IN 46320-1353

## WARRANTY DEED

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

Justin Wilford, ~~unrecorded~~

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 half of Lot 44, all of Lot 45 and the East half of Lot 46 in Block 4 in the East Lawn Addition to Hammond, as per plat thereof, recorded in Plat Book 2, page 75, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 1144 Wilcox Street  
Hammond, IN 46320

**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, Pedro Medran has executed this Warranty Deed on this

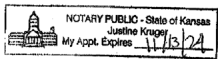
30 day of June, 2021.

Pedro Medran  
Pedro Medran

State of KS )  
County of FORD ) SS:

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

Witness my hand and Notarial Seal this 30 day of June, 2021.



Notary's Signature: Justin Kruger  
Notary's Printed Name: Justin Kruger

Notary's County of Residence: FORD  
Notary's Commission Expires: 11/13/24

After recording return to and Mailing Address of Grantee: Justin Wilford  
1144 WJLCOX ST  
HAMMOND IN 46320-1353

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); referencing Greater Indiana Title Company commitment no. IN012227.