

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-189-021

2021 518915

STATE OF INDIANA

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

07/21/2021 11:27 AM

Total Fees: 25.00

By: KNK

Pg #: 2

LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Jul 21 2021 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Theresa Swafford a/k/a Theresa A. Swafford ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Bradley M. Bornstein, ("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, State of Indiana:

LOT 21, BLOCK 1, BEVERLY SIXTH ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING the same property conveyed to James Swafford and Theresa Swafford, husband and wife, by Warranty Deed dated December 6, 2007, recorded December 28, 2007, in Instrument No. 2007-101471, in the Office of the Recorder of Lake County, Indiana. James Swafford, died intestate on July 27, 2020, and all of his right, title, and interest in and to the subject property was vested in Theresa Swafford, his surviving spouse, pursuant to the survivorship provisions contained in the aforementioned Deed, in the Office aforesaid, and by Survivor's Affidavit recorded October 8, 2020, in Instrument No. 2020-071940, in the Office aforesaid.

Parcel Number(s): 45-07-18-429-021.000-023

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent, and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 1599 177th Pl, Hammond, IN 46324. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 16th day of July, 2021.

GRANTOR(S):

  
Theresa Swafford a/k/a Theresa A. Swafford

STATE OF INDIANA  
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Theresa Swafford a/k/a Theresa A. Swafford, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

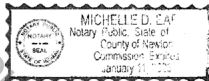
Witness my hand and Notarial Seal this 16th day of July, 2021.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Resident of \_\_\_\_\_ County

My Commission Expires:



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Shawn R. Freibert

This instrument was prepared by (and after recording return to):  
Shawn R. Freibert, Attorney at Law - Acuity Title  
800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Send tax bills to: 1599 177th Pl, Hammond, IN 46324

File Number: 37874