

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-527456, I

2021-527456  
09/14/2021 08:48AM  
Total Fees: 25.00  
By: RM  
Pg #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 13 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: FNW2103726-SM

**THIS INDENTURE WITNESSETH**, that Denny J Franciski and Eden Franciski, as tenants in common (Grantor) CONVEY(S) AND WARRANT(S) to M & A Investment Properties, LLC (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 6718 Baring Ave, Hammond, IN 46324

**Tax ID No.:** 45-07-08-177-028.000-023

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 10th day of September, 2021.

Denny J Franciski

Eden Franciski

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Denny J Franciski and Eden Franciski who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 10th day of September, 2021

Signature:   
Printed: Susan Miedema  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: August 7, 2022



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 11 81st Ave  
Schererville, IN 46375

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: Susan Miedema

**FIDELITY NATIONAL TITLE**  
FNW2103726

**EXHIBIT "A"**  
Legal Description

**Return To:** Manuel Hernandez  
M & A Investment Properties, LLC  
11 81st Ave  
Schererville, IN 46375

Property of Lake County Recorder

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-07-08-177-028.000-023**

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THE NORTH 8 FEET OF LOT 28 AND ALL OF LOTS 29 AND 30 IN BLOCK 2 IN FORSYTH HIGHLANDS 2ND ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED MAY 8, 1925 IN PLAT BOOK 18 PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY ADJOINING LOT 30 ON THE NORTH.

Property of Lake County Recorder