

2021-52362  
10/12/2021 03:32PM  
Total Fees: 25.00  
By: KNK  
Pg #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 12 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Property Number:  
45-07-18-176-019,000-023

Tax Mailing Address:  
7614 OAKDALE AVE  
HAMMOND IN 46324-3017

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that Robert Steven Gonzalez, unmarried man, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

*Erika Grach, A Single woman*

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 South 40 feet of Lot 23 in Block 1 in Wisteria, a Resubdivision of Quinnton Terrace, in the City of Hammond, as per plat thereof, recorded in Plat Book 29 Page 4, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7614 Oakdale Avenue  
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**, Robert Steven Gonzalez, unmarried man, has executed this Warranty Deed on this 4<sup>th</sup> day of October, 2021.

  
Robert Steven Gonzalez

Greater Indiana Title Company

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert Steven Gonzalez, unmarried man, 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 4<sup>th</sup> day of October, 2021.



Notary's Signature: [Handwritten Signature]

Notary's Printed Name: Brenda Sohojich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2022

After recording return to and Mailing Address of Grantee: Erika Grach  
7614 OAKDALE AVE  
HAMMOND IN 46324-3017

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. IN013009.