

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY INDIANA, 021-52405, 1

2021-532405
10/12/2021 03:39PM
Total Fees: 25.00
By: KNK
Pg #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 12 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number:
45-07-09-476-013.000-023

Tax Mailing Address:
7106 COLORADO AVE
HAMMOND IN 46323-2333

WARRANTY DEED

THIS INDENTURE WITNESSETH that Curtis P. Vosti, Patricia J. Vosti and Jennifer F. Smith, joint tenants with right of survivorship, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

Jennifer F. Smith,

Grantee, of Lake County, in the State of Indiana, for the sum of zero dollars (\$0.00), the following described real estate located in Lake County, in the State of Indiana:

A tract of land known as the North 84.0 feet of Lot "A" Van Til's Addition to the City of Hammond, Indiana, as the same appears of record in Plat Book 19, page 23, in the Office of the Recorder of Lake County, Indiana;

ALSO

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 36 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as beginning at a point on the North line of said Southeast Quarter of the Southeast Quarter of said Section 9, which is 342.42 feet East of the Northwest corner of said Southeast Quarter of the Southeast Quarter of said Section 9; thence South a distance of 264.0 feet along a line which is parallel to the East line of said Section 9; thence West 165.0 feet; thence North 264.0 feet to the North line of said Southeast Quarter of the Southeast Quarter of said Section 9; thence East a distance of 165.0 feet to the point of beginning, excepting therefrom the South 150.0 feet thereof, and also excepting therefrom that part dedicated for a public highway, known as Colorado Avenue, along the East side of the afore-described tract of land, also that part dedicated for public highway, known as 171st Street along the North side of the afore-described tract of land.

Commonly known as: 7106 Colorado Avenue
Hammond, IN 46323

(Warranty Deed –GITC File No. IN013007 - Page 1 of 3)

NO SALES DISCLOSURE NEEDED (Exempt Transaction – no money transferred)

IN 013007

Greater Indiana Title Company

No Sales Disclosure Needed
Oct 12 2021
By: FGR
Office of the Lake County Assessor

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, Curtis P. Vosti, Patricia J. Vosti and Jennifer F. Smith, joint tenants with right of survivorship, have executed this WARRANTY DEED on this 4th day of October, 2021.

Curtis P. Vosti
Curtis P. Vosti

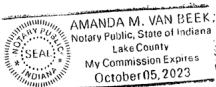
Patricia J. Vosti
Patricia J. Vosti

Jennifer F. Smith
Jennifer F. Smith

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Curtis P. Vosti, Patricia J. Vosti and Jennifer F. Smith, joint tenants with right 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 4th day of October, 2021.



Notary's Signature: [Signature]

Notary's Printed Name: Amanda M Van BEEK

Notary's County of Residence: Lake

Notary's Commission Expires: 10/05/2023

After recording return to and Mailing Address of Grantee:

Jennifer F. Smith
7106 COLORADO AVE
HAMMOND IN 46323-2333

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 prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN013007.

(Warranty Deed –GITC File No. IN013007 - Page 3 of 3)