

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5324-3, 1

2021 5324 3
10/12/2021 03:40PM
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

WARRANTY DEED

TAX: LD. NO. 45-03-29-251-007.000-024

THIS INDENTURE WITNESSETH, That ANGELO XIDIAS AND ROULA XIDIAS, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT to FRESH START PROPERTY SOLUTIONS, LLC, (GRANTEE), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) 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:

LOT 17, AND S. 5 FEET OF LOT 16, BLOCK 7, OF RECORDED PLAT OF SUB. OF W. 1317.5 FEET OF NE ¼ OF SEC. 29, TWP. 37 N, R.9 W. OF 2ND P.M. IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 2, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 4321 INDIANAPOLIS BLVD., EAST CHICAGO, INDIANA 46312

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 6 day of October, 2021.

[Signature]
ANGELO XIDIAS

[Signature]
ROULA XIDIAS

STATE OF IN
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of October, 2021, personally appeared: ANGELO XIDIAS AND ROULA XIDIAS and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 681586
My commission expires: 3/9/24
Resident of LAKE County

Signature: [Signature]
Printed: PATRICIA LUDINGTON, Notary Public



COMMUNITY TITLE COMPANY
FILE NO. LA 111731

TAX: LD. NO. 45-03-29-251-007.000-024

XIDIAS/FRESH START PROPERTY SOLUTIONS, LLC

This instrument prepared by:

**NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. BOX 980, Cedar Lake, IN 46303**

No legal opinion given to Grantor(s) or Grantee(s) in preparation
of deed or form of holding ownership. All information used supplied
by title company.

RETURN DEED TO: GRANTEE

GRANTEE'S STREET OR RURAL ROUTE ADDRESS: P.O. BOX 3315, MUNSTER, INDIANA 46321

SEND TAX BILLS TO: GRANTEE

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.



Signature

Patricia Ludington
Typed Name