

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5787, 1

2021-5787

STATE OF INDIANA

11/15/2021 10:47AM

LAKE COUNTY

Total Fees: 25.00

FILED FOR RECORD

By: KNK

GINA PIMENTEL

Pg #: 2

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 12 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number:
45-12-15-303-017.000-030

Tax Mailing Address:
12 INDIAN TRL
MERRILLVILLE IN 46410-4725

WARRANTY DEED

THIS INDENTURE WITNESSETH that Edwin Carrero and Ernestina Carrero, husband and wife, Grantors, of Lake County, in the State of Indiana, Convey and Warranty to

Ernestina Carrero, *A married woman*

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:

Lot 76, in Fifield's Forest Hills Addition to the City of Gary, as per plat thereof, recorded in Plat Book 25, page 3, in the Office of the Recorder of Lake County, Indiana, LESS AND EXCEPT: a parcel of land commencing at the Southeast corner of said Lot 76, said point being the point of beginning; thence South 89 degrees 59 minutes 44 seconds West, along the South line of said Lot 76, a distance of 150.00 feet, to the Southwest corner of said Lot 76; thence North, along the West line of said Lot 76, a distance of 0.78 feet to a point on the North side of an existing chain link fence; thence North 88 degrees 43 minutes 38 seconds East, on a line parallel to the existing chain link fence, a distance 68.00 feet; thence North 37 degrees 13 minutes 31 seconds East, along a line parallel to the North side of an existing concrete drive of Lot 75, a distance of 84.08 feet to a point on the East line of said Lot 76; thence South, along the East line of said Lot 76, a distance of 5.45 feet, to the point of beginning.

Commonly known as: 12 Indian Trail
Merrillville, IN 46410

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.

(Warranty Deed -GITC File No. IN013271 - Page 1 of 2)

~~NO SALES DISCLOSURE NEEDED (Exempt Transaction - no money transferred)~~ AS

LAKE COUNTY, INDIANA, 021-5787, 1

IN WITNESS WHEREOF, Edwin Carrero and Ernestina Carrero, husband and wife, have executed this

WARRANTY DEED on 28 day of OCT., 2021.

Edwin Carrero
Edwin Carrero

Ernestina Carrero
Ernestina Carrero

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Edwin Carrero and Ernestina Carrero, husband and wife, and acknowledged the execution of the foregoing Warranty Deed as their voluntary act for the purposes stated therein and who, having been duly sworn upon each of their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 28 day of OCT., 2021.



Notary's Signature: [Signature]

Notary's Printed Name: Brenda Sohoich

Notary's County of Residence: Porter

Notary's Commission Expires: 11-5-22

After recording return to and Mailing Address of Grantee:

Ernestina Carrero
12 INDIAN TRL
MERRILLVILLE IN 46410-4725

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 Tide Company commitment no. IN013271.