

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 07 2021 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-541795  
12/09/2021 11:04 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: FNW2105168-SM

**THIS INDENTURE WITNESSETH**, that Benjamin Cervantes (Grantor) CONVEY(S) AND WARRANT(S) to Nicole Kunzweiler, Single Woman (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

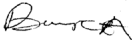
**Property:** 205 E. 39th Ave., Gary, IN 46409

**Tax ID No.:** 45-08-27-153-002.000-004

**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 3rd day of December, 2021.



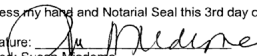
Benjamin Cervantes

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Benjamin Cervantes 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 3rd day of December, 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:** 205 E. 39th Ave.  
Gary, IN 46409

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.

**Return To:** Nicole Kunzweiler  
205 E. 39th Ave.  
Gary, IN 46409

**FIDELITY NATIONAL TITLE**  
FNW2105168

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 45-08-27-153-002.000-004

LOT 9 AND THE EAST 2.05 FEET OF LOT 10 IN BLOCK 19 IN EARLE'S THIRD GLEN PARK ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9 PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder