

NOT AN OFFICIAL DOCUMENT

2021-543474
12/20/2021 11:30 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 23 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-539659
11/23/2021 04:51 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

** DOCUMENT BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION **

Property Numbers:
45-07-07-330-041.000-023
45-07-07-330-043.000-023

Tax Mailing Address: *BS*
1127 170TH PL 7
HAMMOND IN 46324-2328

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Region Home Buyers LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Patricia Lopez Ramirez,

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:

Parcel I: SEE ATTACHED EXHIBIT A

~~The Westerly 100 feet of the following described tract: part of the South half of the Northeast Quarter of the Southwest Quarter of Section 7, Township 26 North, Range 9 West of the 2nd P.M. described as follows: Beginning at a point 40 feet West and 230 feet South of the Northeast corner thereof, thence West parallel to the North line thereof 300 feet, thence South 100 feet, thence East 300 feet, thence North 100 feet to the place of beginning, in Lake County, Indiana.~~

Property Address: 1127 170th Place
Hammond, IN 46327

Tax Parcel Number: 45-07-07-330-041.000-023

BS Parcel II: SEE ATTACHED EXHIBIT A

~~The West half of Lot Seventeen (17), Birdview Addition to the City of Hammond, as shown in Plat Book 26, page 26 in Lake County, Indiana.~~

Property Address: 1127 170th Place 7
Hammond, IN 46327 *ec*

Tax Parcel Number: 45-07-07-330-043.000-023

(Company Warranty Deed - GHTC File No. IN013415 - Page 1 of 3)

Greater Indiana Title Company

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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 2021 payable in 2022 and thereafter.

IN WITNESS WHEREOF, Region Home Buyers LLC has executed this Company Warranty

Deed on this 17th day of November, 2021.

Region Home Buyers LLC

By: _____

Justin Smitz, Member

State of Indiana)

) SS:

County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Justin Smitz, Member of Region Home Buyers LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its 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 17 day of Nov, 2021.



Notary's Signature: _____

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11-5-2022

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After recording return to and Mailing Address of Grantee: Patricia Lopez Ramirez
1127 170TH PL
HAMMOND IN 46324-2328

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 86th Avenue, Merrillville, IN 46410-0213 (Phone: 219/791-1528; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN013415.

(Company Warranty Deed – GITC File No. IN013415 – Page 3 of 3)

Property of Lake County Recorder

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EXHIBIT "A"

PARCEL I:

THE WESTERLY 100 FEET OF THE FOLLOWING DESCRIBED TRACT; PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 40 FEET WEST AND 230 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST PARALLEL TO TE NORTH LINE THEREOF 300 FEET; THENCE SOUTH 100 FEET; THENCE EAST 300 FEET; THENCE NORTH 100 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL II:

THE WEST HALF OF LOT SEVENTEEN (17), EXCEPT THE EAST 50 FEET THEREOF, IN BIRDVIEW ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 20, PAGE 26 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Property address: 1127 170th Place, Hammond, IN 46320

Tax Number: 45-07-07-330-041.000-023

Property address: , , IN

Tax Number: 45-07-07-330-043.000-023