

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2021-543482
12/20/2021 11:40 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Dec 17 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number:
45-07-26-477-007.000-006

Tax Mailing Address:
6824 CALUMET AVE
HAMMOND IN 46324

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Richard Eric James**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants** to

Reliable Properties LLC,

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:

Lot 49, Lawndale Gardens 2nd Addition to Griffith, as shown in Plat Book 33, page 75, in Lake County, Indiana.

Commonly known as: 1019 North Oakwood St.
Griffith, IN 46319

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, Richard Eric James has executed this Warranty Deed on this

2nd day of December 2021


Richard Eric James

(Warranty Deed – GITC File No. IN013299 - Page 1 of 2)

Greater Indiana Title Company

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Richard Eric James and acknowledged the execution of the foregoing Warranty Deed as his 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 2nd day of December 2021 CCR

Notary's Signature: _____

Notary's Printed Name: _____

Notary's County of Residence: Polk

Notary's Commission Expires: 8/1/28

After recording return to and Mailing Address of Grantee:

Reliable Properties LLC
6824 CALUMET AVE
HAMMOND IN 46324

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 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN013299.

(Warranty Deed – GITC File No. IN013299 - Page 2 of 2)