

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2021-543495  
12/20/2021 11:50 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

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That James Valentovich and Krystal Valentovich, husband and wife, tenants by the entirety ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to James Gutierrez, a married man., ("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, State of Indiana:

LOTS 22 AND 23 IN BLOCK 7 IN RESUBDIVISION OF PART OF JACKSON TERRACE, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number(s): 45-06-12-454-008.000-023


Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 7231 Harrison Avenue, Hammond, IN 46324. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 9th day of December, 2021.

GRANTOR(S):

  
James Valentovich

  
Krystal Valentovich

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STATE OF INDIANA  
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared James Valentovich and Krystal Valentovich, husband and wife, tenants by the entirety, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

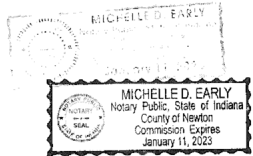
Witness my hand and Notarial Seal this 9th day of December, 2021.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

Resident of Newton County

My Commission Expires: 1-11-2023



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Shawn R. Freibert

This instrument was prepared by (and after recording return to):  
Shawn R. Freibert, Attorney at Law - Acuity Title  
800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Send tax bills to: 1622 Stewart Ct. Whitestown, IN

File Number: 39776