

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 20 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-543767  
12/21/2021 01:54 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Property Number:  
45-03-31-331-033.000-023

Tax Mailing Address:  
1109 TRUMAN ST  
HAMMOND IN 46320-1348

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Margarito Jimenez, Grantor, of Cook County, in the State of Illinois, Conveys and Warrants to

Candelario Torralva-Guadarrama and Miriam Rodriguez, Married Couple

Grantees, 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 5 and the Easterly half of Lot 4, Block 3, East Lawn Addition in the City of Hammond, as per plat thereof, recorded in Plat Book 2, page 75, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 1109 Truman Street  
Hammond, IN 46320

**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, Margarito Jimenez has executed this Warranty Deed on this

10 day of December, 2021.

  
Margarito Jimenez

(Warranty Deed – GITC File No. IN013527 - Page 1 of 2)

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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 **Margarito Jimenez** and acknowledged the execution of the foregoing Warranty Deed as his/her free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his/her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 10th day of December, 2021.



Notary's Signature: \_\_\_\_\_

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11-5-2022

**After recording return to and Mailing Address of Grantees:**

Candelario Torralva-Guadarrama and Miriam Rodriguez  
1109 TRUMAN ST  
HAMMOND IN 46320-1348

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 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN013527.

(Warranty Deed – GITC File No. IN013527 - Page 2 of 2)