## NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 20 2021 VH

JOHN E. PETALAS LAKE COUNTY AUDITOR 2021-543797 12/21/2021 01:55 PM TOTAL FEES: 25.00 BY: SP PG #: 2 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Recording requested by: Verus Title 2000 Regency Parkway, Suite 368 Cary, North Carolina 27518

After Recording Return to: Karla D. Cantero Martinez 6615 Idaho Avenue Hammond, IN 46323

Parcel Number: 45-07-10-278-013.000-023 Levying Authority: MS4-Hammond

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Jonathan Hernandez, an adult, ("Grantor") does hereby GRANT AND CONVEY to Karla D. Cantero Martinez, an adult, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged and accepted, with WARRANTY COVENANTS the following described real estate located in Lake County, State of Indiana:

LOT 13, IN BLOCK 9, IN CLINE GARDENS ADDITION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 31, PAGE 71, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The above-referenced property is commonly known as: 6803 Rhode Island Avenue, Hammond, IN 46234

Subject to all rights-of-way, covenants, easements and restrictions of record,

Subject to current real estate property taxes not delinquent and subject to real estate property taxes due and payable thereafter.

Grantor's title recorded July 14, 2017 as Instrument No. 2017-043212 in the Lake County Recorder's Office.

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In witness thereof, Grantor, hereto set our hands and seals this December 2021

Jonathan Hernandez, Grantor

STATE OF Indiana

ACKNOWLEDGMENT

COUNTY OF Lake

Before me, Barbara Carr Hulbert, a Notary Public, in and for said County in said State, hereby certify that Jonathan Hernandez, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, with full authority, executed the same voluntarily.

Given under my hand this the 16th day of December, 2021.

BARBARA CARR HULBERT Notary Public - Seal ion County - State of Indiana

Barbara Carr Hulbert Printed Name of Notarial Officer

Commission Number: NPO

My commission expires: 9/16/2029

County of Residence: Marion

I affirm, under the penalties for periury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Barbara Carr Hulbert

Prepared by: Barbara Carr Hulbert, Attorney at Law, Marketable Title Legal Services, LLC, 5311 Commerce Circle, Indianapolis, Indiana 46237

Grantee's Mailing Address to Send Tax Statement: Karla D. Cantero Martinez 6615 Idaho Avenue

Hammond, IN 46323