

# NOT AN OFFICIAL DOCUMENT

2021-544619  
12/28/2021 02:38 PM  
TOTAL FEES: 25.00  
BY: KK  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 22 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)  
45-09-32-204-005.000-018  
45-09-32-204-005.000-018

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## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Scott A. Fox and Nancy Fox, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

Andy Allen and Lisa Allen, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 1st day of June 2021.

Scott A. Fox  
\_\_\_\_\_  
Scott A. Fox

Nancy Fox  
\_\_\_\_\_  
Nancy Fox

The Grantor executing this deed represents and certifies that the terms of the Land Contract recorded as Instrument Number 2004-111601 entered into between the Grantor and Grantee herein have been fulfilled to completion.

MTC File No.: 21-17190 (UD)  
21-41515

Page 1 of 3

HOLD FOR MERIDIAN TITLE CORP

①

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State of IN, County of Porter ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Scott A. Fox** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 1 day of June, 2021

My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

Notary Public County and State of Residence \_\_\_\_\_

State of IN County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Nancy Fox** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 1 day of June, 21

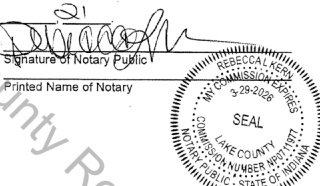
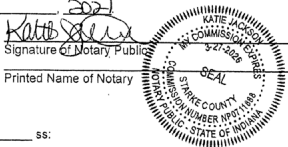
My Commission Expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

Notary Public County and State of Residence \_\_\_\_\_

**This Instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

**Property Address:**  
154 South Indiana Street, Hobart, IN 46342



**Grantee's Address and Mail Tax Statements To:**

4110 N Elmwood Ave  
Oak Park, IN 46302

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. Andrew R. Drake

MTC File No.: 21-17190 (UD)

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## EXHIBIT A

Lots Numbered 1 and 2 in Block 8 in Earle and Davis Addition, as per plat thereof, recorded in Miscellaneous Record "A", Page 486 in the Office of the Recorder of Lake County, Indiana.