

NOT AN OFFICIAL DOCUMENT

2022-501159
01/07/2022 12:42 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

TAX: LD. NO. 45-07-09-454-009.000-023

THIS INDENTURE WITNESSETH, That LUIS A. SANCHEZ GUTIERREZ, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to TAI ANH NGUYEN AND TAMMY LAM HUSBAND AND WIFE, (GRANTEE), of COOK County in the State of ILLINOIS, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 5 IN BLOOMBERG'S ADDITION IN THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 93 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **7139 ARKANSAS AVE., HAMMOND, IN 46323**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 15th day of DECEMBER, 2021
Luis A. Sanchez Gutierrez
LUIS A. SANCHEZ GUTIERREZ

STATE OF INDIANA, COUNTY OF PORTER SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of DECEMBER, 2021, personally appeared: **LUIS A. SANCHEZ GUTIERREZ** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP 0737445
My commission expires: 6/14/29 Signature [Signature]
Resident of Porter County, Printed [Signature], Notary Public

This instrument prepared by: **NATHAN D. VIS**, Attorney at Law, ID No. 295334
VIS LAW, L.L.C., P.O. Box 980, Cedar Lake, IN 46407
No legal opinion given to Grantor(s) or Grantee(s) in preparation of, or use of, form of holding ownership. All information used supplied by title company.



RETURN DEED TO: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **7139 ARKANSAS AVE., HAMMOND, IN 46323**
SEND TAX BILLS TO: **GRANTEE**

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number on this document to document unless required by law.
[Signature]
Signature Printed Name

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 cR
JOHN E. PETALAS
LAKE COUNTY AUDITOR