

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 14 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-502645
01/14/2022 03:15 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-07-07-331-019.000-023

Tax Mailing Address:
7044 COLUMBIA AVE
HAMMOND IN 46324-2337

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Region Home Buyers LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Julie Martin, a Single woman

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, in the State of Indiana:

Lot 18, Birdview Addition, in the City of Hammond, as shown in Plat Book 20, page 26, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7044 Columbia Avenue
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, Region Home Buyers LLC has executed this Company Warranty Deed on this 11th day of January, 2022.

Region Home Buyers LLC

By: _____

Justin Smits, Member

(Company Warranty Deed - GITC File No. IN013729 - Page 1 of 2)

Greater Indiana Title Company

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State of Ohio)
) SS:
County of Franklin)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Justin Smits, Member of Region Home Buyers LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 11th day of January, 2022.



John M Burton
Notary Public, State of Ohio
My Commission Expires
February 06, 2024

Notary's Signature: _____

A handwritten signature in black ink that reads "John M. Burton".

Notary's Printed Name: _____

John M. Burton

Notary's County of Residence: FRANKLIN

Notary's Commission Expires: 02/06/2024

After recording return to and Mailing Address of Grantee: Julie Martin
7044 COLUMBIA AVE
HAMMOND IN 46324-2337

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 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN013729.