

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-006840

10:03 AM 2022 Feb 23

Property Number:
45-06-12-203-010.000-023

Tax Mailing Address:
2950 CHEROKEE LN
RIVERWOODS IL 60015-1609

WARRANTY DEED

THIS INDENTURE WITNESSETH that Karen L. Werd and Elene E. Walker, also known as Elene Walker, joint tenants, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

C&H Residential Holdings, LLC,

Grantee, of Cook County, in the State of Illinois, 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:

The East 13.20 feet of Lot 19 and all of Lot 20 and the West 6.40 feet of Lot 21, in Block 3, as marked and laid down on the recorded plat of F.B. Hall's Subdivision in the City of Hammond, Lake County, Indiana, as the same appears of record in Plat Book 3, page 17, in the Recorder's Office of Lake County, Indiana.

Commonly known as: 438 Florence Street
Hammond, IN 46324

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.

(Warranty Deed – GITC File No. IN013993 - Page 1 of 3)

Greater Indiana Title Company

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

FEB 23 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.00
4207
KK

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Karen L. Werd and Elene E. Walker, also known as Elene Walker, joint tenants, have executed this WARRANTY DEED on this 15th day of February, 2022.

Karen L. Werd
Karen L. Werd

Elene E. Walker, Elene Walker
Elene E. Walker, also known as Elene Walker

By: Karen W. Werd Attorney in Fact
Karen W. Werd, her attorney in fact

This Warranty Deed is executed pursuant to a certain Indiana Durable Power of Attorney made by Elene Walker, authorizing Karen W. Werd to act as her attorney in fact for the purposes set forth therein, dated December 16, 2019, and recorded _____,

as Document Number _____, in the Office of the Recorder of Lake County, Indiana, and said Indiana Durable Power of Attorney is in effect at the time of the execution of this Warranty Deed, and has not been revoked by the principal, either voluntarily, or by death or incapacity of the principal.

State of IL)
County of Cook)

) SS:
)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Karen L. Werd, individually, and in her capacity as the attorney in fact for Elene E. Walker, also known as Elene Walker, and acknowledged that she executed the foregoing Warranty Deed on her own behalf and that she subscribed the name of Elene W. Walker, also known as Elene Walker, to the foregoing Warranty

NOT AN OFFICIAL DOCUMENT

Deed, and executed the foregoing Warranty Deed as the attorney in fact for Elene W. Walker, also known as Elene Walker, as her free and voluntary act for the purposes stated therein, and who, being first duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 15 day of February, 2022.



Notary's Signature: 

Notary's Printed Name: Jeremy Ryan

Notary's County of Residence: Cook

Notary's Commission Expires: 3/12/2022

After recording return to and Mailing Address of Grantee: C&H Residential Holdings, LLC
2950 CHEROKEE LN
RIVERWOODS IL 60015-1609

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. IN013993.

(Warranty Deed - GITC File No. IN013993 - Page 3 of 3)