NOT AN OFFICIAL DOCUMEN

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Jun 29 2022 LM JOHN E. PETALAS

LAKE COUNTY AUDITOR

2022-526683 06/29/2022 10:12 AM TOTAL FEES: 25.00 BY: SP PG #: 2

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Property Number: 45-08-04-302-019.000-004 Tax Mailing Address: 576 LINCOLN ST GARY IN 46402-1719

WARRANTY DEED

THIS INDENTURE WITNESSETH that Clarence Jason Greer, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Michael A. Bradford Jr. A Sindle Man

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 7 in Block 11 in Re-Subdivision of Gary Land Company's Third Subdivision, as per plat thereof, recorded in Plat Book 13, page 8, in the Office of the Recorder of Lake County, Indiana.

Commonly known as:

576 Lincoln Street Garv. IN 46402

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, Clarence Jason Greer has executed this Warranty Deed on this 17th day of June. 2022. 300pg

(Warranty Deed - GITC File No. IN014880 - Page 1 of 2)

NOT AN OFFICIAL DOCUMENT

) SS:
County of Lake)
Before me, the	undersigned Notary Public in and for said County and State, personally appeared
	and acknowledged the execution of the foregoing Warranty Deed as his free and
voluntary act for the r	urposes stated therein, and who, having been duly sworn upon his oath, stated that

Witness my hand and Notarial Seal this 17th day of June, 2022.

the representations contained therein are true.

State of Indiana

NOTARY PUBLIC - STATE OF INDIANA CORINA CASTEL RAMOS COMMISSION NUMBER NPO728288 NOTARY'S Signature:

NOTARY'S County of Residence:

Notary's County of Residence:

Notary's Commission Expires:

After recording return to and Mailing Address of Grantee: Michael A. Bradford Jr.

GARY IN 46402-1719

Laffirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this

document, unless required by law. <u>Chris Fox</u>
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); referencing Greater Indiana Title Company commitment no.
IN014880.

(Warranty Deed - GITC File No. IN014880 - Page 2 of 2)

576 LINCOLN ST