

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 29 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526800
06/29/2022 01:45 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-06-13-278-012.000-023

Tax Mailing Address:
7549 MADISON AVE
HAMMOND IN 46324-2633

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Richard Rarick Jr. and Maureen L. Rarick, husband and wife**, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

Martin Anguiano, Jr.,

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 13, except the North 15 feet thereof, and all of Lots 14 and 15 in Block 1 in Calumet Terrace Addition to Hammond, as per plat thereof, recorded in Plat Book 18, page 26, in the Office of the Recorder of Lake County, Indiana.

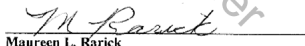
Commonly known as: 7549 Madison Avenue
Hammond, IN 46324

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.

IN WITNESS WHEREOF, Richard Rarick Jr. and Maureen L. Rarick, husband and wife, have

executed this WARRANTY DEED on this 29th day of June, 2022.


Richard Rarick Jr.

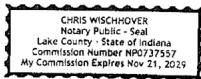

Maureen L. Rarick

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Richard Rarick Jr. and Maureen L. Rarick, husband and wife, and acknowledged the execution of the foregoing Warranty Deed, as their free and voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 29th day of June, 2022.



Notary's Signature: _____

Notary's Printed Name: Chris Wischhover

Notary's County of Residence: Lake

Notary's Commission Expires: November 21, 2029

After recording return to and Mailing Address of Grantee:

Martin Anguiano, Jr.
7549 MADISON AVE
HAMMOND IN 46324-2633

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 Fidelity National Title Insurance Company's Commitment, issued by Inspired Title Group, Inc., as Commitment No. 1N22F-5961.

(Warranty Deed – Inspired Title Group, Inc. File No. 1N22F-5961 – Page 2 of 2)

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Fidelity National Title
Insurance Company

EXHIBIT A PROPERTY DESCRIPTION

The Land referred to in this Commitment is described as follows:

LOT 13, EXCEPT THE NORTH 15 FEET THEREOF, AND ALL OF LOTS 14 AND 15 IN BLOCK 1 IN CALUMET TERRACE ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN: 45-06-13-278-012.000-023

PROPERTY ADDRESS: 7549 MADISON AVE, HAMMOND, IN 46324

Property of Lake County Recorder

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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