NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 2022-531618 08/02/2022 09:04 AM TOTAL FEES: 25.00 BY: JAS PG #: 2 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Aug 01 2022 cR JOHN E. PETALAS LAKE COUNTY AUDITOR

Property Number: 45-09-30-455-003.000-018

Tax Mailing Address: 59 N WISCONSIN ST HOBART IN 46342-4136

WARRANTY DEED

THIS INDENTURE WITNESSETH that Brandon J. Thielen, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Lynette Lucas,

Grantee, of Lake County, io 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 19, in Block 4, in Sunset Park Subdivision, in the City of Hobart, as per plat thereof, recorded in Plat Book 20, page 3, in the Office of the Recorder of Lake County, Indiana.

Commonly known as:

59 North Wisconsin Street Hobart, IN 46342

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 (axes for the year 2021 payable in 2022 and thereafter.

IN WITNESS WHEREOF, Brandon J. Thielen has executed this Warranty Deed on this 22rd day of July, 2022.

Brandon I Thilen

(Warranty Deed - GITC File No. IN015023 - Page 1 of 2)

Greater Indiana Title Company

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State of Indiana

County of Lake

SS:

After recording return to and Mailing Address of Grantee:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Brandon J. Phielen and acknowledged the execution of the foregoing Warranty Deed as his free and
voluntary act for the purposes stated therein, and who, having been duly swom upon his oath, stated that the representations contained therein are true.
the representations contained divien are true.
Witness my hand and Notarial Scal this 22 rd day of July, 2022.
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Poorter of Figure 1
O MOTATY OUT DE
Notary's Signature:
Notary's Signature:
The August 1
Motary's Printed Name: C6., Ca (65C) Tamas
()
Notary's County of Residence: TOYTEY
Notary's Commission Expires:

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); referencing Greater Indiana Title Company commitment no.
INO 15023.

(Warranty Deed - GITC File No. IN015023 - Page 2 of 2)

Lynette Lucas 59 N WISCONSIN ST HOBART IN 46342-4136