NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2022 VH
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number: 45-15-05-182-010.000-015

2022-531774 08/02/2022 01:53 PM TOTAL FEES: 25.00 BY: JAS PG #: 2 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Tax Mailing Address: 12135 W 105TH ST SAINT JOHN IN 46373-9209

WARRANTY DEED

THIS INDENTURE WITNESSETH that David Gonzalez, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Francisco Almeida, a Mare ed 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 340, in Homestead Acres 14th Addition, Unit 1, to the Town of St. John, as per plat thereof, recorded in Plat Book 63, page 22, in the Office of the Recorder of Lake County, Indiana.

Commonly known as:

12135 West 105th Street Saint John, IN 46373

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, David Gonzalez has executed this Warranty Deed on this 29th day of July, 2022.

David Gonzalez

(Warranty Deed - GITC File No. IN015058 - Page 1 of 2)

Greater Indiana Title Company

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State of Indiana)
County of Lake) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared David Gonzalez 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.

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

NOTARY PUBLIC - STATE OF INDIANA SEAL NOTARY'S Signature CORINA CASTEL RAMOS COMMISSION NUMBER NEOZ28288

MY COMMISSION EXPIRES AUGUST 19, 2028 Notary's Printed Name:

Notary's County of Residence:

Notary's Commission Expires:

After recording return to and Mailing Address of Grantee:

Francisco Almeida 12135 W 105TH ST SAINT JOHN IN 46373-9209

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, Merrilville, IN 46410-6213 (Phone: 219791-1520); referencing Greater Indiana Title Company commitment no. IN015058.

(Warranty Deed - GITC File No. IN015058 - Page 2 of 2)