## NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Property Number: 45-09-30-228-011.000-018 2022-543912 10/28/2022 02:04 PM TOTAL FEES: 25.00 BY: SP PG #: 2 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Tax Mailing Address; 125 AVIANA AVE HOBART IN 46342-0055

## COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Cressmoor Development, LLC, an Indiana limited liability company, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Elda Gonzalez and Salvador Eduardo Gonzalez, joint tenants with rights of survivorship,

Grantees, 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 80 in Cressmoor Estates - Phase 1, a Planned Unit Development to the City of Hobart, Lake County, Indiana, as per plat thereof, recorded June 20, 2020, as Document No. 2020 040445, in Plat Book 113, page 35, and Certificate of Amendment recorded March 18, 2022, as Document No. 2022 -010459, and Certificate of Correction recorded May 20, 2022, as Document No. 2022 521285, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 125 Aviana Avenue

Hobart, IN 46342

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of sald 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 2022 payable in 2023 and thereafter.

(Company Warranty Deed - GITC File No. IN014550 - Page 1 of 2)

Greater Indiana Title Company

## NOT AN OFFICIAL DOCUMENT

State of Indiana	) ) SS:
County of Lake	)
Randolph A. Hall, as acknowledged the exe as its free and voluntar stated that the representations of the stated that the representation of the stated that	
Notary's County of R	Notary's Signature:    Notary's Printed Name:   Brand Should
Notary's County of R	esidence: Parta.
Notary's Commission	Expires: 1/-5 2022
After recording return	to and Malling Address of Grantees: Elde Gonzalez and Salvador Eduardo Gonzalez 125 AVIANA AVE HOBART IN 46342-0055
number in this documer This instrument East 86th Avenue, Merri	the penalties for perjury, that I have taken reasonable care to reduct each Social Security it, unless required by Iaw. <u>Chris Fox</u> was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 illville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater commitment no. IN014550.
	(Company Warranty Deed - GITC File No. IN014550 - Page 2 of 2)