

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 08 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-548852
12/08/2022 02:52 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Numbers:
45-08-31-101-021.000-001
45-08-31-101-022.000-001

Tax Mailing Address:
4509 N. 47th Ave
Gary IN 46408

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Phillip Bridegroom**, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Wojciech Jarosz,

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:

Parcel 1:

The West 50 feet of Tract 15 Koedyker Garden Acres, as per plat thereof, recorded in Plat Book 23, page 39, in the Office of the Recorder of Lake County, Indiana.

Property Address: 4340 West 47th Avenue
Gary, IN 46408

Property Number: 45-08-31-101-021.000-001

Parcel 2:

The East 56 feet of Tract 15 Koedyker Garden Acres, as per plat thereof, recorded in Plat Book 23, page 39, in the Office of the Recorder of Lake County, Indiana.

Property Address: 4332 West 47th Avenue
Gary, IN 46408

Property Number: 45-08-31-101-022.000-001

(Warranty Deed – GITC File No. IN015760 - Page 1 of 2)

Greater Indiana Title Company

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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 and real estate taxes for the year 2022 payable in 2023 and thereafter.

IN WITNESS WHEREOF, Phillip Bridegroom has executed this Warranty Deed on this 18th day of November, 2022.



Phillip Bridegroom

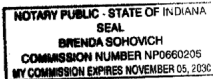
State of Indiana)

) SS:

County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Phillip Bridegroom 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 sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 18th day of November, 2022.



Notary's Signature: _____

Notary's Printed Name: _____

Brenda Sohovich

Notary's County of Residence: Boone

Notary's Commission Expires: 11/5/2030

After recording return to and Mailing Address of Grantee:

Wojciech Jarosz
4509 W. 47th Ave
GARY IN 46408-

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. IN015760.

(Warranty Deed -- GITC File No. IN015760 - Page 2 of 2)