

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-004215

10:32 AM 2023 Jan 27

SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Oscar Martinez Jr. as Sheriff of Lake County, State of Indiana, conveys to Sunnyhill Ventures 2020 in consideration of the sum of \$40,000.00, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State on August 25, 2022, in Cause No. 45D01-2206-MF-000504. Wherein Sunnyhill Ventures 2020 was Plaintiff, and Shirleen Marks, et al. were Defendants, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

LOTS 23 AND 24, LOUIS GERLINGER'S ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 2, PAGE 32, IN THE RECORDER OF OFFICE OF THE LAKE COUNTY, INDIANA.

More commonly known as: 1573 Cleveland St. Gary, IN 46404

Parcel No. 45-08-08-426-014.000-004

Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

To have and to hold the premises aforesaid with the privileges and appurtenances to said purchaser, their grantees and assigns, forever, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendants.

"Subject to all liens, encumbrances and easements of record not otherwise extinguished in the proceedings known as Cause 45D01-2206-MF-000504 in the Superior Court of the County of Lake, Indiana."

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 27 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25.00
CASH 410,000
KX
11

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IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 6 day of Jan, 2023.

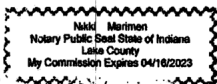
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

SHERIFF OF LAKE COUNTY

Oscar Martinez Jr.
Oscar Martinez Jr.

On the 6 day of Jan, 2023, personally appeared Oscar Martinez Jr. in the capacity of Sheriff of said County and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Nikki Marimen
NOTARY PUBLIC
My commission expires _____
County of Residence _____

THIS INSTRUMENT PREPARED BY DENNIS V. FERGUSON OF SOTTILE AND BARILE, LLC

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.

Dennis V. Ferguson (8474-49)

MAIL TAX STATEMENTS TO:

GRANTEE'S ADDRESS OF:

5242 Port Royal Rd #1785
Springfield
VA, 22151

Property of Lake County Recorder