

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507268
03/13/2023 10:41 AM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-08-03-477-018.000-004

Tax Mailing Address:
1433 S BROAD ST
GRIFFITH IN 46319-3211

WARRANTY DEED

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

Region Home Buyers LLC,

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 2, Block 6, Resubdivision of Gary Land Company's 13th Subdivision, City of Gary, shown in Plat Book 19, page 10, Lake County, Indiana.

Commonly known as: 1325 East 7th Avenue
Gary, IN 46402

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 2022 payable in 2023 and thereafter.

IN WITNESS WHEREOF, Samuel Rhymes has executed this WARRANTY DEED on this

10th day of March, 2023.



Samuel Rhymes

(Warranty Deed – GITC File No. IN016288 - Page 1 of 2)

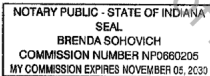
Greater Indiana Title Company

NOT AN OFFICIAL DOCUMENT

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Samuel Rhymes 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 10th day of March, 2023.



Notary's Signature: _____



Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

After recording return to and Mailing Address of Grantee:

Region Home Buyers LLC
1433 S BROAD ST
GRIFFITH IN 46319-3211

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; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN016288.

(Warranty Deed – GITC File No. IN016288 - Page 2 of 2)