

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507377
03/13/2023 03:21 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: FNW2203606-SM

THIS INDENTURE WITNESSETH, that Bitia Cervantes Sanchez (Grantor) CONVEY(S) AND WARRANT(S) to Peter J. Propsom, IV and Bernice Collins, husband and wife (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 649 W. 39th Avenue, Gary, IN 46408

Tax ID No.: 45-08-28-251-006.000-004

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 10th day of March, 2023.

Bitia Cervantes Sanchez
Bitia Cervantes Sanchez

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Bitia Cervantes Sanchez who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 10th day of March, 2023

Signature: Susan Miedema
Printed: Susan Miedema
Resident of: Lake County
State of: INDIANA
My Commission expires: July 26, 2030



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 649 W. 39th Avenue
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: Susan Miedema.

Return To: Peter J. Propsom, IV and Bernice Collins
649 W. 39th Avenue
Gary, IN 46408

FIDELITY NATIONAL TITLE
FNW2203606

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-08-28-251-006.000-004

LOT 8 IN HANZEROS ADDITION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder