

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 04 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-509847
04/05/2023 09:39 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-08-05-278-012.000-004

Tax Mailing Address:
365 GARFIELD ST
GARY IN 46404-1129

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH that **FH Group Inc.**, Grantor, of Cook County, in the State of Illinois, **Conveys and Warrants** to

Sarah Moneyce Jackson,

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 in Block 33 in Gary Land Company's Fourth Subdivision, in the City of Gary, as per plat thereof, recorded December 10, 1919, in Plat Book 14, page 15, in the Office of the Recorder of Lake County, Indiana.


Commonly known as: 365 Garfield Street
Gary, IN 46404

SUBJECT TO special assessments and real estate taxes for the year 2022 payable in 2023 and thereafter; the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; easements; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; zoning, building and subdivision control ordinances and amendments thereto.

IN WITNESS WHEREOF, FH Group Inc. has executed this Corporate Warranty Deed on this

31st day of March, 2023.

FH Group Inc.

By: 
Ryan Steele, Authorized Signor

(Corporate Warranty Deed - GITC File No. IN016350 – Page 1 of 2)

TW016350

Greater Indiana Title Company

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ryan Steele, Authorized Signor of FH Group Inc., and acknowledged the execution of the foregoing Corporate Warranty Deed for and on said Corporation's behalf, as its 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 31st day of March, 2023.



Notary's Signature: [Handwritten Signature]

Notary's Printed Name: Cynthia E. Colvin

Notary's County of Residence: Porter

Notary's Commission Expires: 11/30/2025

After recording return to and Mailing Address of Grantee:

Sarah Moneyce Jackson
365 GARFIELD ST
GARY IN 46404-1129

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. IN016350.