

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Property Number:  
45-07-06-155-002.000-023

2023-510760  
04/14/2023 10:05 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Tax Mailing Address:  
4610 HENRY AVE  
HAMMOND IN 46327-1566

## WARRANTY DEED

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

MVPC Properties, LLC,

Grantee, of Lake County, in the State of Indiana, for the sum of zero dollars (\$0.00), the following described real estate located in Lake County, in the State of Indiana:


Lot 2 and the West 8 feet of Lot 3, Block 10, Oakland Addition to the City of Hammond, as recorded in Plat Book 6, page 35, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 908 Eaton Street  
Hammond, IN 46320

**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, Yolanda Medran has executed this WARRANTY DEED on

11 day of April, 2023.

  
Yolanda Medran

(Warranty Deed -GITC File No. IN016246 - Page 1 of 2)

NO SALES DISCLOSURE NEEDED (Exempt Transaction - no money transferred)

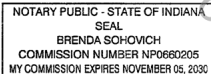
Greater Indiana Title Company

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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 Yolanda Medran and acknowledged the execution of the foregoing Warranty Deed as her free and voluntary act for the purposes stated therein and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 11 day of April, 2023.



Notary's Signature: 

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Bethel

Notary's Commission Expires: 11.5.25

After recording return to and Mailing Address of Grantee:

MVPC Properties, LLC  
4610 HENRY AVE  
HAMMOND IN 46327-1566

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 prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN016246.

(Warranty Deed - GITC File No. IN016246 - Page 2 of 2)