

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 13 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-510777  
04/14/2023 10:24 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

File No.: BT2320023-00058-JRA  
CT NW Production LLC

**THIS INDENTURE WITNESSETH**, that Virginia Becerra and Juan Valadez, a married couple (Grantor) CONVEY(S) AND WARRANT(S) to Angelo D. Perry (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:

**For APN/Parcel ID(s):** 45-08-15-203-014.000-004

LOT 13 AND THE SOUTH 1/2 OF LOT 12 IN BLOCK 17 IN IRONWOOD UNIT "A" IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**Property:** 2126 Kentucky St, Gary, IN 46407

**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 April, 2023.

  
Virginia Becerra

  
Juan Valadez

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Virginia Becerra and Juan Valadez, a married couple, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature:

Printed: Emily Kurczynski  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 26, 2026



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 2126 Kentucky St, Gary, IN 46407

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY