

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512151
04/26/2023 11:48 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TAX ID NUMBER(S)
State ID Number Only 45-11-20-101-005.000-036

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Sylvester Hurtado Jr.

CONVEY(S) AND WARRANT(S) TO

Aaron E. Phillips and Bianca E. Phillips, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24th day of April, 2023.


Sylvester Hurtado Jr.

NOT AN OFFICIAL DOCUMENT

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Sylvester Hurtado Jr.** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 24th day of April, 2023.

10-20-2030

My Commission Expires:

NP074422

Commission No.

Lake Indiana

Notary Public County and State of Residence

Nadine M. Manuel

Signature of Notary Public

Nadine M. Manuel

Printed Name of Notary



This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

1520 Tyler Court
Schererville, IN 46375

Grantee's Address and Mail Tax Statements To:

1520 Tyler Ct
Schererville IN 46375

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lot 35 in Tara Subdivision as per plat thereof, recorded in Plat Book 93 page 99, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder