NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 25 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512153 04/26/2023 11:49 AM TOTAL FEES: 25.00 BY: JAS PG #: 2 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

MAIL TAX BILLS TO: CHRISTOPHER ALMARAZ 712 N. ERNEST STREET GRIFFITH, IN 46319

WARRANTY DEED

This indenture witnesseth that SHANNON M. KEIL N/K/A SHANNON M. KEIL-SELJAN AND TERRY W. SELJAN, of Lake County, State of Indiana, convey and warrant to CHRISTOPHER ALMARAZ for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following real estate in Lake County in the State of Indiana, to wit:

LOT 15, AND THE NORTH 9.65 FEET OF LOT 16 IN BLOCK 6 IN WICKER BOULEVARD ADDITION TO HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 16, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No.: 45-07-28-405-029.000-026

Commonly known as 9434 Erie Street, Highland, IN 46322

<u>Subject To</u>: All unpaid real estate taxes and assessments for 2023 payable in 2024, and for all real estate taxes and assessments for all subsequent years.

<u>Subject To:</u> All covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been revealed and disclosed by an accurate survey of the real estate described above.

The mailing address to which statements should be mailed under I.C. 6-1:1-22-8.1 is 712 N. Ernest Street, Griffith, IN 46319. The mailing address of the Grantee is 712 N. Ernest Street, Griffith, IN 46319.

IN06313

Greater Indiana Title Company

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Dated this 18th day of April, 2023.
SHANNON M. KEIL NIKIA SHANNON M. KEIL SELJAN TERRY M. SELJAN
STATE OF INDIANA) SS: COUNTY OF LAKE .)
Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of April, 2023, SHANNON M. KEIL SUKIA SHANNON M. KEIL-SELJAN AND TERRY W. SELJAN and acknowledged the execution of the foregoing Warranty Deed as their voluntary act for the purposes stated therein.
IN WITNESS WHEREOE, herestereum o subscribed my name and affixed my official seal, this 18th day of April, 2023. Novary Fueld. Novary Fueld. Novary Public
My Commission Expired.
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. (Rhett L. Tauber, Esq.)
This Instrument Prepared by: Rhett L. Tauber, Esq. Tauber Law Officos 1415 Eagle Ridge Drive Schererville, IN 46375 (219) 866-6666