NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512213 04/26/2023 12:59 PM 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 LESLYE J. KEIL, AS TO AN UNDIVIDED 33.34%, KELLY L. FABERBOCK, AS TO AN UNDIVIDED 33.33%, AND WILLIAM L. RODERICK, AS TO AN UNDIVIDED 33.33%, AS TENANTS IN COMMON, 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 16, EXCEPT THE NORTH 9.65 FEET THEREOF, AND LOT 17 IN BLOCK 6 IN WICKER BOULEVARD ADDITION TO HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No.: 45-07-28-405-030.000-026

Commonly known as 9436 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 Grantée is 712 N. Ernest Street, Griffith, IN 46319.

275010175

Greater Indiana Title Company

NOT AN OFFICIAL DOCUMENT

Dated this 18th day of April, 2023.	_
Lesly of Kil	My Telepos
LESLYPJ. KEIL	KELĹÝ L. FABERBOČK
William L. Roderick WILLIAM L. RODERICK	
O/X	
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, LESLYE J. KEIL, AS TO AN UNDIVIDED 33.34%, KELLY L. FABERBOCK, AS TO AN UNDIVIDED 33.33%, AND WILLIAM L. RODERICK, AS TO AN UNDIVIDED 33.33%, AS TENANTS IN COMMON, and acknowledged the execution of the foregoing Warranty Deed as their voluntary act for the purposes stated therein.

have hereunto subscribed affixed my official seal, this 18th day of April 2 Commission Numbe 707266 Notary Public My Commission E

l affirm, under the penaltide of a partially that I have taken reasonable care to redact each Social Security number in this ecorder document, unless required by law, (Rhett L. Tauber, Esq.)

This Instrument Prepared by: Rhett L. Tauber, Esq. Tauber Law Offices 1415 Eagle Ridge Drive Schererville, IN 46375 (219) 865-6666

County of Resider