

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-514652
05/16/2023 12:39 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Danielle Ruiz

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to

Ben & Pete Realty and Estates LLC, An Indiana Limited Liability Company

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-02-25-281-023.000-023

Commonly known as: 4414 Torrence Avenue, Hammond, IN 46327.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

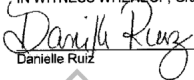
[SIGNATURE PAGE TO FOLLOW]

INT23 - 90193

1 OF 2

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IN WITNESS WHEREOF, Grantors have executed this Deed this 11th day of May, 2023.



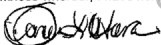
Danielle Ruiz

STATE OF INDIANA

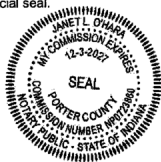
COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 11th day of May, 2023, personally appeared Danielle Ruiz and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Notary Public, Resident of Porter County
Printed Name: Janet L. O'Hara
My Commission Expires: December 3, 2027



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 743-7506

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Ben & Pete Realty and Estates LLC
528 Park Avenue
Chesterton, IN 46304

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EXHIBIT A

LOT 43 AND THE NORTH HALF OF 42 IN BLOCK 2 AS MARK AND LAID DOWN ON THE RECORDED PLAT OF ROLLING MILL ADDITION TO HAMMOND IN LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 1 PAGE 105 IN THE OFFICE OF THE RECORDER LAKE COUNTY, INDIANA.

Property of Lake County Recorder