

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 07 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-517558
06/07/2023 01:20 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

File No.: FNW2301166-SM

THIS INDENTURE WITNESSETH, that Scott Russell and Avelina Russell, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Omar Rivera, a Married Man (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Property: 3961 Wallace Pkwy, Gary, IN 46408

Tax ID No.: 45-08-30-251-017.000-001

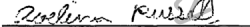
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 5th day of June, 2023.



Scott Russell




Avelina Russell

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Scott Russell and Avelina Russell who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 5th day of June, 2023

Signature: 
Printed: Susan Miedema
Resident of: Lake County
State of: INDIANA
My Commission expires: July 26, 2030



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 3961 Wallace Pkwy
Gary, IN 46408

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: Susan Miedema.

Return To: Omar Rivera
3961 Wallace Pkwy
Gary, IN 46408

FIDELITY NATIONAL TITLE/FNW2301166

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-08-30-251-017.000-001

THE NORTH 75 FEET OF THE SOUTH 890 FEET, EXCEPT THE WEST 166 FEET THEREOF, OF THE FOLLOWING DESCRIBED TRACT: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 30 TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT A POINT 60 RODS WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 80 RODS; THENCE EAST 20 RODS; THENCE SOUTH 80 RODS; THENCE WEST 20 RODS TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder