

DUPLICATE FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

2

JUL 19 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-018308

1:41 PM 2023 Jul 19

MAIL TAX BILLS TO:
Noe Ramos-Cruz and Cathy Ramos-Cruz
1643 S. Blue Island Ave., Apt. 2
Chicago, Illinois 60608

STATE PARCEL ID NUMBER:
Split from 45-08-12-476-002.000-004

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Roger Zepeda, also known as Rogelio Zepeda, the Grantor (hereinafter "Grantor"), of 4715 Euclid Avenue, East Chicago, Indiana 46312,

CONVEYS AND WARRANTS TO Noe Ramos-Cruz and Cathy Ramos-Cruz, Husband and Wife, as Tenants by the Entirety, as Grantees (hereinafter "Grantees"), of 1643 S. Blue Island Ave., Apt. 2, Chicago, Illinois 60608,

in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate, and all improvements thereon, in Lake County, in the State of Indiana:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, BEING THAT 2.00 ACRE PARCEL SURVEYED BY KENNETH GEMBALA, INDIANA PROFESSIONAL SURVEYOR NUMBER S0568 AS ABONMARCHÉ CONSULTANT'S JOB NUMBER 23-0258 ON MARCH 27, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND CAPPED IRON ROD AT A POINT 40.0 FEET WEST OF THE EAST LINE AND 641.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 89°43'00" WEST 496.13 FEET TO A FOUND CAPPED IRON ROD (BASIS OF BEARINGS IS INDIANA WEST STATE PLANE COORDINATES) THENCE NORTH 00°01'01" EAST, 60.32 FEET TO A SET CAPPED IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°01'01" EAST 378.69 FEET TO A FOUND CAPPED IRON ROD; THENCE NORTH 89°43'00" WEST, 286.16 FEET TO A SET CAPPED IRON ROD; THENCE SOUTH 00°01'01" WEST, 229.73 FEET TO A SET CAPPED IRON ROD; THENCE SOUTH 62°16'27" EAST, 323.22 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

(Common Address: 1440 S. Clay Street, Gary, Indiana 46410)

Said real estate is referred to herein as the "Real Estate".

Since the Real Estate is land-locked, Grantor agrees to provide the Grantees, and their subsequent grantees, reasonable non-exclusive access from the Real Estate to the "shared gate" that abuts Clay Street, which access shall be across the real estate that Grantor currently owns.

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NOT AN OFFICIAL DOCUMENT

The location of such non-exclusive access shall be determined by Grantor in his sole discretion. This obligation to provide such non-exclusive access shall be binding upon the subsequent grantees of the Grantor who acquire title to the portion of the real estate that Grantor currently owns and that provides such non-exclusive access.

SUBJECT TO:

- (1) public and utility easements and roads and highways, if any;
- (2) real estate taxes for 2022 payable 2023, and drainage and other assessments not yet due or payable;
- (3) current zoning and building codes, and other laws affecting the Real Estate; and
- (4) all matters suffered, created or entered into by the Grantee.

Dated this 3rd day of July, 2023.

GRANTOR:



Roger Zepeda, also known as Rogelio Zepeda

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of July, 2023, personally appeared: Roger Zepeda, also known as Rogelio Zepeda, who signed and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act.

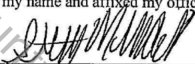
In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on this 3rd day of July, 2023.

My commission expires:

11/12/2030

IN Notary #: NP0660219

Signature: _____



Printed: Stephen M. Maish, Notary Public

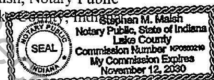
Resident of Lake County, Indiana

Preparer's Certification

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.



Stephen M. Maish (Preparer)



THIS INSTRUMENT PREPARED BY: Stephen M. Maish, Indiana Atty. No. 9863-45,
Maish & Mysliwy, Attorneys at Law, 53 Muenich Court, Hammond, Indiana 46320.

AFTER RECORDING RETURN TO: