

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523310
07/21/2023 11:02 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Jose Peregrino and Elvira Peregrino, husband and wife

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

Jacob Jimenez, an unmarried man

(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): 45-02-24-480-024.000-023

Commonly known as: 631 141st Street, 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.*

PROPER TITLE, LLC

INPT 23-93750W 1a²

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 20th day of July, 2023.

Jose Peregrino
Jose Peregrino

Elvira Peregrino
Elvira Peregrino

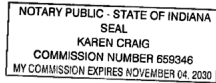
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 20th day of July, 2023, personally appeared Jose Peregrino and Elvira Peregrino and acknowledged the execution of the foregoing instrument.

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

Karen Craig
Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219 440-6490)

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: Jacob Jimenez
631 141st Street
Hammond, IN 46327

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Exhibit A

LOTS 1 AND 2, IN BLOCK 5, HAMMOND STEEL CITY ADDITION TO HAMMOND, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 17 PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder