

NOT AN OFFICIAL DOCUMENT

2023-09-07 11:40:03
09/11/2023 03:40 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2301933-RJW

THIS INDENTURE WITNESSETH, that Frank Sakovich, Jr. (Grantor) CONVEY(S) AND WARRANT(S) to T & S Real Estate LLC (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: 3839 Taft Street, Gary, IN 46408

Tax ID No.: 45-08-29-204-005.000-003

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 7th day of September, 2023.

Frank Sakovich, Jr.
Frank Sakovich, Jr

STATE OF INDIANA

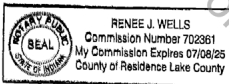
COUNTY OF LAKE

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

September 7, 2023 RW

Witness my hand and Notarial Seal this 7th day of //

Signature: [Handwritten Signature]
Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA
My Commission expires: July 8, 2025



FIDELITY NATIONAL TITLE
FNW2301933

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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: 155 Aviana Ave
Hobart, IN 46342

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. Renee Wells.

Return To: T & S Real Estate LLC
155 Aviana Ave
Hobart, IN 46342

Property Of Lake County Recorder

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-08-29-204-005.000-003

LOTS 20 AND 21, IN BLOCK 10, IN ENGLEHART'S RIDGE ROAD ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder