

NOT AN OFFICIAL DOCUMENT

2023-13151
09/27/2023 01:46 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
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 26 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-07-08-379-012.000-023

THIS INDENTURE WITNESSETH THAT, GUSTAVO MARTINEZ AND MARIA MARTINEZ, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND WARRANT TO ISAAC GUTIERREZ, of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) and other valuable consideration, the record and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOTS 28, 29 AND 30, BLOCK 22, UNIT 6 OF WOODMAR, HAMMOND, AS SHOWN IN PLAT BOOK 17, PAGE 23, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7141 MAGOUN AVE., HAMMOND, IN 46324

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 21 day of September, 2023.

Gustavo Martinez
GUSTAVO MARTINEZ

Maria Martinez
MARIA MARTINEZ

STATE OF TEXAS, COUNTY OF COLLIN SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of SEPTEMBER, 2023, personally appeared: GUSTAVO MARTINEZ AND MARIA MARTINEZ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 132-805963
My commission expires: 12/02/2024
Resident of WILLIAMSON County

Signature Annette Marie Ramos
Printed Annette Marie Ramos, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in Preparation of deed or form of holding ownership. All information used supplied by title company.



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 7141 MAGOUN AVE., HAMMOND, IN 46324
SEND TAX BILLS TO: GRANTEE

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.

Elizabeth B. Kinzie
Signature

Elizabeth B. Kinzie
Printed Name

Community Title Company
File No. 2321912