

NOT AN OFFICIAL DOCUMENT

2023-537931
07/06/2023 09:39 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

When recorded mail to:
Acuity Title
800 Lily Creek Road, Ste. 102
Louisville, KY 40243

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

466041

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Martha Kurek ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Dolores Yzaguirre ("Grantee") of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

*whose address is 7606 Missouri Ave. Hammond IN 46323
Lot Thirty-Five (35), Block Two (2), Tri-State Manor Addition to the City of Hammond, as shown in Plat Book 31, Page 23, in Lake County, Indiana.

Parcel Number(s): 45-07-15-177-035.000-023

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 7606 Missouri Avenue, Hammond, IN 46323. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 7th day of August, 2023.

GRANTOR(S):

Martha Kurek by Eleanor A. Barsich, Attorney in Fact
Martha Kurek by Eleanor A. Barsich, Attorney in Fact

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STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Martha Kurek, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

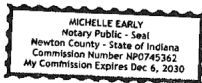
Witness my hand and Notarial Seal this 7th day of August, 2023.

Michelle Early
Notary Public

Michelle Early
Printed Name

Resident of Newton County

My Commission Expires: 12-6-2030



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Shawn R. Freibert

This instrument was prepared by (and after recording return to):
Shawn R. Freibert, Attorney at Law - Acuity Title
800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Send tax bills to: 766 Missouri Ave. Hammond IN 46323

File Number: 46641

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CHAIN OF TITLE

BEING the same property conveyed by Cowan Builders, a Partnership to Leonard Kurek and Martha Kurek, husband and wife, by Warranty Deed dated December 17, 1957, recorded February 20, 1958, in Deed Book 1081, Page 45, in the Office of the Recorder of Lake County, Indiana.

Leonard Kurek died intestate on May 13, 1980 and all of his right, title, and interest in and to the subject property was vested in Martha Kurek, his surviving spouse, pursuant to the terms contained in the aforementioned Deed, in the office aforesaid.

Recorder of Lake County Recorder