

2023 332905  
10/06/23 10:06 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILE FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 05 2023 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel Number:  
45-02-25-127-036.000-023

Tax Mailing Address:  
5940 W 172<sup>ND</sup> Ave  
Lowell IN 46356

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that Michael McCormick, Grantor, of Lake County, in the State of Indiana, conveys and warrants to

*Sonia Becerra Mercado, a married woman*

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, in the State of Indiana:

Lots 34, 35, 36 and the South half of Lot 37, in Block 2, in J. Wm. Eschenburg's State Line Addition to Hammond, as per plat thereof recorded in Plat Book 2, page 2, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: <sup>4138<sup>EW</sup></sup>~~4142~~ and 4144 Wabash Avenue  
Hammond, IN 46327

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

**IN WITNESS WHEREOF**, Michael McCormick has executed this Warranty Deed on this

4 day of October, 2023.

*Michael McCormick*  
Michael McCormick

(Warranty Deed – GTC File No. IN017125 - Page 1 of 2)

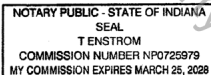
IN017125

# NOT AN OFFICIAL DOCUMENT

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Michael McCormick and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 4 day of October, 2023.



Notary's Signature:   
Notary's Printed Name: T ENSTROM

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

**After recording return to and Mailing Address of Grantee:** Sonia Becerra Mercado  
5940 W 172<sup>nd</sup> Ave  
Lowell IN 46350

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN017125.