

2023-5 2993
10/07/2023 11:27 AM
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

Oct 05 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

PROPER TITLE, LLC

IND 23-94492W

THIS INDENTURE WITNESSETH That

Kenneth E. Williams and Karen M. Williams, husband and wife 10/2

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

Brian Diaz, an unmarried man and Artemio Garcia, a married 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): 45-07-17-204-003.000-023

Commonly known as: 7323 Knickerbocker Parkway, Hammond, IN 46323.

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.*

[SIGNATURE PAGE TO FOLLOW]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 29th day of September, 2023.

Kenneth E. Williams

Kenneth E. Williams

Karen M. Williams

Karen M. Williams

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 29th day of September, 2023, personally appeared Kenneth E. Williams and Karen M. Williams and acknowledged the execution of the foregoing instrument.

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

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

Grantees' Address/Mail Tax Statements and After
Recording Return To:

Brian Diaz and Artemio Garcia
7323 Knickerbocker Parkway
Hammond, IN 46323

NOT AN OFFICIAL DOCUMENT

Exhibit A

LOTS 42 AND 43, BLOCK 46, OF WOODMAR, UNIT 14 IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder