

02-1-2304
07/16/2023 12:52 PM
TOTAL FEES: 25.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: JAS
PG #: 3
RECORDED AS PRESENTED

Oct 06 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE WARRANTY DEED

File No.: FNW2302040

THIS INDENTURE WITNESSETH, that O'Donnell Homes, LTD. (Grantor) CONVEY(S) AND WARRANT(S) to Ruben M. Valdez and Maria D. Valdez, husband and wife (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: 1374 77th Pl, Merrillville, IN 46410

Tax ID No.: 45-12-16-357-014.000-030

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, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are duly elected officers of Grantor(s) and have been fully empowered, by proper resolution of the Board of Directors of Grantor(s), to execute and deliver this deed; that Grantor(s) has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 29th day of September, 2023.

O'Donnell Homes, LTD.

By: Michael T. O'Donnell
Mike O'Donnell, President

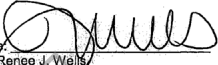
STATE OF INDIANA
COUNTY OF LAKE

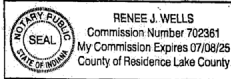
Before me, a Notary Public in and for said County and State, personally appeared Mike O'Donnell, as President of O'Donnell Homes of Crown Point, LTD, an Indiana corporation, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of September, 2023.

FIDELITY NATIONAL TITLE
FNW2302040

NOT AN OFFICIAL DOCUMENT

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



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: 1374 77th Pl
Merrillville, IN 46410

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: Ruben M. Valdez and Maria D. Valdez
1374 77th Pl
Merrillville, IN 46410

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-12-16-357-014.000-030

LOT 88 IN SAVANNAH RIDGE UNIT 8, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 114 PAGE 84 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder