

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2023-13906
10/06/2023 02:16 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Oct 06 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail Tax Bills To:
3809 177th Street
Hammond, IN 46327

Grantee Address:
3809 177th Street
Hammond, IN 46327

Parcel No.
45-07-15-279-013.000-023

WARRANTY DEED

THIS INDENTURE WITNESSETH, That JOHN A. GARZA ("Grantor"), conveys and warrants to CESALY RIVERA, an individual ("Grantee"), in consideration of 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 (the "Real Estate"):

LOT NO TEN (10) AND LOT NO ELEVEN (11), IN BLOCK NO TWO (2), IN AA LEWIS AND COMPANY'S ORCHARD ADDITINO TO HAMMOND, BEING A SUBDIVISION OF PART OF SOUTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE NINE (9) WEST OF THE SECOND PRINCIPAL MERIDIAN ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIFTEEN (15), AS MARKED AND LAID DOWN ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA, BOOK 23, PAGE 59.

Commonly known as 3809 177th Street, Hammond, IN 46327

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;
2. Applicable building codes and zoning ordinances; and
3. Easements, conditions, restrictions, and such other matters as appearing in the records of the Office of the Recorder of Lake County, Indiana.

NOT AN OFFICIAL DOCUMENT

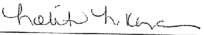
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21st day of September, 2023.


JOHN A. GARZA

STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public, in and for said County and State, this day of September, 2023, personally appeared JOHN A. GARZA and acknowledged the execution of the foregoing deed as his voluntary act for the purposes therein.




Notary Public
Lolita L. Ransom
Printed Name

My Commission Expires: 01/02/2025
My County of Residence: Lake
My Commission Number: NP0745967

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. Lauren T. Ehardt

This instrument prepared by:
Lauren T. Ehardt, Burke Costanza & Carberry LLP
156 S. Washington Street, Valparaiso, IN 46383 (219) 769-1313