

2023-10-18 10:18:55 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
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

47256

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Fred W. Hacker, Jr. ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Zachary Corpus ~~rgatus~~ and Gabriela Mora, husband and wife, ("Grantee") of Lake County, in the State of Indiana, ~~for~~ 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:

Lot 18, in Triangle Park, in the City of Hammond, as per plat thereof, recorded in Plat Book 34 Page 62, in the Office of the Recorder of Lake County, Indiana.

Parcel Number(s): 45-07-07-478-025.000-023

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 7146 Birch Avenue, Hammond, IN 46324. 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 12th day of October, 2023.

GRANTOR(S):

Fred W. Hacker, Jr.

Fred W. Hacker, Jr.

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 18 2023 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

# NOT AN OFFICIAL DOCUMENT

RR  
RR

STATE OF ~~INDIANA~~ TEXAS  
COUNTY OF ~~CARR~~ BELL

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

11th <sup>RR</sup>

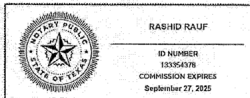
Witness my hand and Notarial Seal this ~~12th~~ day of October, 2023.

Rashid Rauf  
Notary Public

RASHID RAUF  
Printed Name

Resident of Bell County

My Commission Expires: 09/27/2025



Notarized online using audio-video communication

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: 7146 Birch Avenue, Hammond, IN 46324

File Number: 47256

Prepared By:  
Acuity Title

Shawn R. Freibert  
Shawn R. Freibert  
800 Lily Creek Road, Ste. 102  
Louisville, KY 40243