

NOT AN OFFICIAL DOCUMENT

2023-5398 10
12/06/2023 10:59 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 4
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 06 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2302752

THIS INDENTURE WITNESSETH, that Manuel Yopez and Stephanie Magana, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Duane Thomas, an unmarried man (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: 1135 169th Place, Hammond, IN 46324

Tax ID No.: 45-07-07-328-022.000-023


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, Grantor has executed this deed this 21 day of November, 2023.



Manuel Yopez



Stephanie Magana

FIDELITY NATIONAL TITLE
FNW2302752

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STATE OF IN
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Manuel Yeppez, husband who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 20th day of November, 2023

Signature: [Handwritten Signature]
Printed: Susan Miedema
Resident of: Lake County
State of: IN
My Commission expires: July 26, 2030



STATE OF IN
COUNTY OF PORTER

Before me, a Notary Public in and for said County and State, personally appeared Stephanie Magana, wife who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 21 day of November, 2023

Signature: [Handwritten Signature]
Printed: Mary B. Hruskocy
Resident of: Porter County
State of: IN
My Commission expires: 10/29/2031



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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: 1135 169th Place
Hammond, IN 46324

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. Mary Beth Hruskocy.

Return To: Duane Thomas
1135 169th Place
Hammond, IN 46324

Property of Lake County Recorder

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-07-328-022.000-023

LOTS 45 AND 46 IN BLOCK 1 IN WALTER'S ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 10, PAGE 1, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder