

2023-12-06 12:06:02 PM
TCTA FEE: 2.00
BY: JAS
PG #: 2
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

THIS INDENTURE WITNESSETH THAT **Samad Javed** of Los Angeles County in the State of California

CONVEYS AND WARRANTS TO **Felipe Hernandez Torres** of Lake County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:


Lot 19 and the North 1/2 of Lot 18, Block 2, Gary Land Company's Second Subdivision, in the City of Gary, as shown in Plat Book 10, page 16, Lake County, Indiana.

Commonly known as 822 Fillmore Street, Gary, IN 46402

TAX KEY NO(S): 45-08-04-381-014.000-004

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said **Samad Javed** has hereunto set his hand(s) and seal(s), this 1st of **December, 2023**.



Samad Javed

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public for the County of _____ and State of _____, do hereby certify that **Samad Javed** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of **December, 2023**.

SEE ATTACHED
NOTARIAL CERTIFICATE

Notary Public:
My Commission Expires:

MAIL TAX BILLS TO:


Felipe Hernandez Torres
822 Fillmore Street, Gary, IN 46402
822 Fillmore Street, Gary, IN 46402

GRANTEE(S) ADDRESS:

THIS INSTRUMENT PREPARED BY:

Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
IN-23-68399-02

File No:

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: _____


NOT AN OFFICIAL DOCUMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 12/01/2023 before me, Melissa Fernandez, Notary Public
(insert name and title of the officer)

personally appeared Samad Javed
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



Warranty Deed

Property Sale County Recorder