

# NOT AN OFFICIAL DOCUMENT

2023-539745  
12/06/2023 12:00 PM  
TCTA FEE: 25.00  
BY: JAS  
PG #: 3  
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 BDD**

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)  
State ID Number Only 45-07-10-256-021.000-023  
(SPLIT)

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## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Valerie J. Theodore

CONVEY(S) AND WARRANT(S) TO

Juan Martin Munoz and Maria Isabel Aldape Munoz, Husband and Wife, Joint Tenants for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of December, 2023.

*Valerie J. Theodore by Paula G. Theodore her attorney-in-fact*  
Valerie J Theodore By: Paula G Theodore, her-attorney-in-fact

POA#2023-539745

(2)

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Valerie J Theodore** By: **Paula G Theodore, her-attorney-in-fact** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

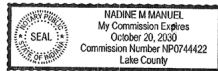
WITNESS, my hand and Seal this 1st day of December, 2023.

10-20-2030  
My Commission Expires  
NP074442  
Commission No.  
Lake Indiana  
Notary Public County and State of Residence

Nadine M Manuel  
Signature of Notary Public  
Nadine M Manuel  
Printed Name of Notary

**This instrument was prepared by:**

Andrew R. Drake, Attorney-at-Law  
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077



**Property Address:**

6843 New Jersey Avenue  
Hammond, IN 46323

**Grantee's Address and Mail Tax Statements To:**

6843 New Jersey Avenue  
Hammond, IN 46323

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. Andrew R. Drake

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## EXHIBIT A

Lot 22, except the North 20 feet thereof, and the North 35 feet of Lot 23 in Block 3 in Cline Gardens Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 31 page 71, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder