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12 06 2023 11:19 P  
TOM 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

## WARRANTY DEED

THIS INDENTURE WITNESSETH That

Dennis Pae

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to

Gloria Adame Nevarez and Eliseo R. Nevarez, wife and husband, joint tenants

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-07-23-452-017.000-006

Commonly known as: 1796 Norwood Drive, Griffith, IN 46319.

**PROPER TITLE, LLC**

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 30th day of November, 2023.

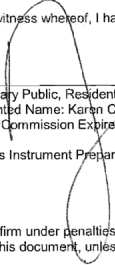
  
\_\_\_\_\_  
Dennis Pae

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 30 day of November, 2023, personally appeared Dennis Pae and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

  
\_\_\_\_\_  
Notary Public, Resident of Lake County  
Printed Name: Karen Craig  
My Commission Expires: November 4, 2030

NOTARY PUBLIC - STATE OF INDIANA SEAL KAREN CRAIG COMMISSION NUMBER 659346 MY COMMISSION EXPIRES NOVEMBER 04, 2030
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This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After  
Recording Return To:

Gloria Adame Nevarez and Eliseo R. Nevarez  
1796 Norwood Drive  
Griffith, IN 46319

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

LOT 3, IN NORWOOD ESTATES ADDITION, TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 50 PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder