

NOT AN OFFICIAL DOCUMENT

2023 539026
12 06 2023 11:22 PM
TOTAL FEE: 21.00
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 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Tiffany L. Royce

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

Gregory J. Thomas, a single person and Mercedes M. Jimenez, a single person

(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): 45-13-06-178-009.000-018

Commonly known as: 1288 Csokasy Lane, Hobart, IN 46342.

PROPER TITLE, LLC

IMPT23-96272W

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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]

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

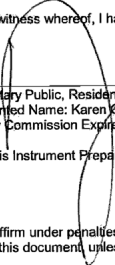

Tiffany L. Royce

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 Tiffany L. Royce 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:

Gregory J. Thomas and Mercedes M. Jimenez
1288 Csokasy Lane
Hobart, IN 46342

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Exhibit A

Lot 56, in Lake George Plateau Unit No. 6, in the City of Hobart, as per plat thereof, recorded in Plat Book 88, page 40, and amended by Certificate of Correction recorded November 16, 2000, as Document No. 2000-083885, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder