

2023-13-96  
12/06/2023 1:53 PM  
TCLC 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

Parcel Number:  
45-03-22-403-004.000-024

Tax Mailing Address:  
5583 HAYstack Road Blvd.  
Dublin OH 43016

**WARRANTY DEED**

THIS INDENTURE WITNESSETH that Randy J. Thomas, also known as Randall J. Thomas, Grantor, of Lake County, in the State of Indiana, conveys and warrants to

**Hidalgo Construction LLC,**

Grantee, of Marion County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 6 in Block 3 in East End Re-Subdivision in Indiana Harbor, in the City of East Chicago, as per plat thereof, recorded in Plat Book 5, page 36, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 3710 Guthrie Street  
East Chicago, IN 46312

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2022 payable in 2023 and thereafter.

IN WITNESS WHEREOF, Randy J. Thomas, also known as Randall J. Thomas, has executed this Warranty

Deed on this 1st day of Dec., 2023.

Randy J. Thomas aka Randall J. Thomas

Randy J. Thomas, also known as Randall J. Thomas

By: [Signature]  
Thomas E. Fox, his attorney in fact

(Warranty Deed – GITC File No. IN017414 - Page 1 of 3)

# NOT AN OFFICIAL DOCUMENT

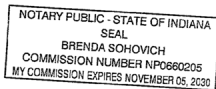
This Warranty Deed is executed pursuant to a certain Real Estate Power of Attorney made by Randall J. Thomas, authorizing Thomas E. Fox to act as his attorney in fact for the purposes set forth therein, dated

August 4, 2023, and recorded 12/05/2023, as Document Number 2023-539728, in the Office of the Recorder of Lake County, Indiana, and said Real Estate Power of Attorney is in effect at the time of the execution of this Warranty Deed, and has not been revoked by the principal, either voluntarily, or by death or incapacity of the principal.

State of Indiana )  
 ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas E. Fox, as the attorney in fact for Randy J. Thomas, also known as Randall J. Thomas, and acknowledged that he subscribed the name of Randy J. Thomas, also known as Randall J. Thomas, to the foregoing Warranty Deed as the attorney in fact for Randy J. Thomas, also known as Randall J. Thomas, and executed the foregoing Warranty Deed for and on behalf of Randy J. Thomas, also known as Randall J. Thomas, as the attorney in fact for Randy J. Thomas, also known as Randall J. Thomas, as his free and voluntary act for the purposes stated therein, and who, being duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 15<sup>th</sup> day of Dec, 2023.



Notary's Signature: \_\_\_\_\_

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

Notary's Commission Number: NPO660205

# NOT AN OFFICIAL DOCUMENT

After recording return to and Mailing Address of Grantee:

Hidalgo Construction LLC

5583 Hayden Run Blvd.  
Dublin OH 43016

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN017414.

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Property of Lake County Recorder