

# NOT AN OFFICIAL DOCUMENT

2023-140023  
12 06 2023 1:36 PM  
TOTAL FEES 25.00  
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 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Mail Tax Bills To:  
7618 Grand Avenue  
Hammond, IN 46323

Grantee Address:  
7618 Grand Avenue  
Hammond, IN 46323

Parcel No.  
45-07-15-180-027.000-023

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That DONALD EVANGELISTA ("Grantor"), conveys and warrants to VICTOR N JIMENEZ MONTEIL, A married man ("Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana (the "Real Estate"):

LOT 27, BLOCK 4, TRI-STATE MANOR ADDITION, UNIT TWO, TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 31, PAGE 36, IN LAKE COUNTY INDIANA.

Commonly known as 7618 Grand Avenue, Hammond, IN 46323

Subject, nevertheless, to the following:

1. Real property taxes not yet delinquent;
2. Applicable building codes and zoning ordinances; and
3. Easements, conditions, restrictions, and such other matters as appearing in the records of the Office of the Recorder of Lake County, Indiana.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 1 day of December, 2023.

  
DONALD EVANGELISTA

IN017469

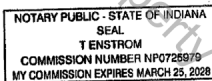
IN017469

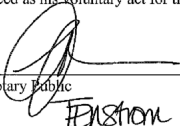
Greater Indiana Title Company

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STATE OF Indiana )  
 ) SS:  
COUNTY OF Lake )

Before me, the undersigned, a Notary Public, in and for said County and State, this 1 day of December, 2023, personally appeared DONALD EVANGELISTA and acknowledged the execution of the foregoing deed as his voluntary act for the purposes therein.



  
\_\_\_\_\_  
Notary Public  
TENSTROM  
\_\_\_\_\_  
Printed Name

My Commission Expires: 3-25-28  
My County of Residence: Lake  
My Commission Number: 0725979

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. Lauren T. Konagel

This instrument prepared by:

Lauren T. Konagel, Burke Costanza & Carberry LLP  
156 S. Washington Street, Valparaiso, IN 46383 (219) 769-1313