

NOT AN OFFICIAL DOCUMENT

2025-01-16 09:09 AM
07/17/2024 09:09 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 6
RECORDED AS PRESENTED

STATE OF INDIANA
SHERIFF
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 16 2024 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-10-12-253-005.000-034

Tax Mailing Address:
1433 S BROAD ST
GRIFFITH IN 46319-3211

WARRANTY DEED

THIS INDENTURE WITNESSETH that Joan M. Pufahl, Theodore J. Pufahl, Albert A. Pufahl, Joseph W. Pufahl and John R. Pufahl, as tenants in common, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

Region Home Buyers LLC,

Grantees, of Lake 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:

The East 40 feet of Lot 7 and the West 20 feet of Lot 6 as marked and laid down on the recorded plat of Suburban Terrace Addition to the Town of Dyer, Lake County, Indiana, per plat thereof, recorded in Plat Book 31, page 94, in the Recorder's Office, Lake County, Indiana

Commonly known as: 518 215th Street
Dyer, IN 46311

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 2023 payable in 2024 and thereafter.

IN WITNESS WHEREOF, Joan M. Pufahl, Theodore J. Pufahl, Albert A. Pufahl, Joseph W. Pufahl and John R. Pufahl, as tenants in common have executed this WARRANTY DEED on this

5 day of January, 2024.

(see signature page attached)
Joan M. Pufahl

(see signature page attached)
Theodore J. Pufahl

(Warranty Deed -- GITC File No. IN17518 - Page 1 of 6)

IN017518
Greater Indiana Title Company

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(see signature page attached)
Albert A. Pufahl

(see signature page attached)
Joseph W. Pufahl

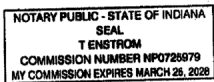
(see signature page attached)
John R. Pufahl



Joan M. Pufahl

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Joan M. Pufahl** and acknowledged the execution of the foregoing Warranty Deed as her free and voluntary act for the purposes stated therein, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 9 day of January, 2024.



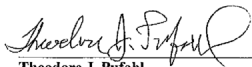

Notary's Signature: _____
Notary's Printed Name: T Enstrom

Notary's County of Residence: Lake

Notary's Commission Expires: 3.25.28

Notary's Commission Number: 0725979

NOT AN OFFICIAL DOCUMENT



Theodore J. Pufahl

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Theodore J. Pufahl** and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 9 day of January, 2024.



Notary's Signature: 

Notary's Printed Name: T Enstrom

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

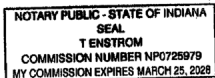
NOT AN OFFICIAL DOCUMENT

Albert A. Pufahl
Albert A. Pufahl

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Albert A. Pufahl** and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 5 day of January, 2024.



Notary's Signature: [Signature]

Notary's Printed Name: Enstrom

Notary's County of Residence: Lake

Notary's Commission Expires: 3.25.28

Notary's Commission Number: 0725979

NOT AN OFFICIAL DOCUMENT

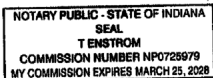
Joseph W. Pufahl

Joseph W. Pufahl

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Joseph W. Pufahl** and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 9 day of January, 2024.



Notary's Signature: [Signature]

Notary's Printed Name: T ENSTROM

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

NOT AN OFFICIAL DOCUMENT

John R. Pufahl
John R. Pufahl
State of CALIFORNIA)
County of LOS ANGELES) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared **John R. Pufahl** and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 9 day of JANUARY, 2024.



Notary's Signature: Magdalena Lorzincz
Notary's Printed Name: MAGDALENA LORZINCZ

Notary's County of Residence: LOS ANGELES
Notary's Commission Expires: DEC 2, 2026
Notary's Commission Number: 2426494

After recording return to and Mailing Address of Grantee:

Region Home Buyers LLC
1433 S BROAD ST
GRIFFITH IN 46319-3211

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 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN017518.

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