

NOT AN OFFICIAL DOCUMENT

2/20/2024 11:34 AM
01/17/2024 11:34 AM
TOTAL 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

Jan 17 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-03-07-431-022.000-025

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Aurelio T. Melgoza

CONVEY(S) AND WARRANT(S) TO

ALBERTO RIVERA UNMARRIED PERSON AND RAFAEL RIVERA, AS JOINT TENANTS, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of January, 2024.


Aurelio T. Melgoza

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Aurelio T. Melgoza** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 16th day of January, 2024.

Oct 5 2030
My Commission Expires:

0050912
Commission No.

Lake IN
Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:
2212 White Oak Avenue
Whiting, IN 46394

Natalie Pedroza
Signature of Notary Public
Natalie Pedroza
Printed Name of Notary



Grantee's Address and Mail Tax Statements To:
2212 White Oak Avenue
Whiting, IN 46394

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. Andrew R. Drake

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EXHIBIT A

Part of the Northeast Quarter of the Southeast Quarter of Section 7, Township 37 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as: Commencing at the Northeast corner of the tract of land conveyed to Joseph Semancik and Frank Mahalchik, by deed recorded in Deed Record 138, page 197, and running thence East along the South line of the alley to the West line of White Oak Avenue; thence South along the West line of White Oak Avenue to the North line of the right of way line of Hammond and Blue Island Railroad Company; thence Westerly along the North line of said right of way to the Southeast corner of said tract conveyed to Semancik and Mahalchik; thence North to the point of beginning, in the City of Whiting, Lake County, Indiana.

County of Lake County Recorder