NOT AN OFFICIAL DOCUMENT

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 25 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

DRG/W-23-107

2023-540990 12/14/2023 10:17 AM TOTAL FEES: 25.00 BY: JAS PG #: 2 RECORDED AS PRESENTED STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

WARRANTY DEED

INDIANA STATUTORY
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 14 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-502618 01/26/2024 09:41 AM TOTAL FEES: 25.00 BY: JAS PG #: 3 RECORDED AS PRESENTED STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

THE GRANTOR, Javell Covington, a single man of 835 Becker Street, Hammond, II., 46320 for and consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT TO.

Kiana Copeland, a single woman of 800 N Elmer St. Apt B10, Griffith IN 46319, the following described Real Estate situated in the County of Lake, in the State of Indiana, to wit:

Common Address: 838 Becker Street, Hammond, IN 46320

Permanent Real Estate Index Number(s) 45-07-06-163-014.000-023

SUBJECT TO: General real estate baxes not due and payable at the time of Closing, coversants, conditions, and testrictions of record, building lines and easements, fi any so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Granter hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, Grantor, has hereunto set hand and seal the day and year first above written. Dated this 12444 day of December, 2023

STATE OF INDIANA

COUNTY OF LAKE

I, the undersigned, a Notary Public Inand for said County, in the State aforesaid, do hereby certify that, Javell Covington, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this, day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Crantor for the gets and purposes therein set forth.

Given under my hand and official seal, this 24 day of December, 2023

NOTARY PUBL

Notary's County of Residence: Lake

Notary's Commission Expires: March 10,000

TERRA REGINA SAMUEL
Nistary Public - Soal
Lake Countly - State of Indiana
Commission Number NPD719085
Ny Commission Expires May 10, 2027

AFTER RECORDING, RETURN TO AND SEND SUBSEQUENT TAX BILLS TO:

Kiana Copeland 838 Becker Street Hammond, Indiana, 46320

This instrument was prepared by: Tia Escrow Doctors, 111 W Jackson, Suite 1700, Chicago, IL 60604

I affirm under the penalty of perjury that I have taken reusemble Core to redact each social security number on this document. Totaina Microscopy

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Exhibit "A" Property Description

LOT 20 IN BLOCK 5 OF OAKLAND ADDITION TO THE CITY OF HAMMOND AS PER THER.

PROER O.

OR LONG
OR LO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 35 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.