

20:45:296
02.01.2024 12:31 PM
TOTAL FEES: 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

Feb 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Numbers:
45-08-05-159-008.000-004
45-08-05-159-009.000-004

Tax Mailing Address:
456 MARSHALL ST
GARY IN 46404

WARRANTY DEED

THIS INDENTURE WITNESSETH that Ronald J. Bruno, Jr. and Pamela S. Bruno, husband and wife, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

437Bridge LLC,

Grantee, of Lake County, in the State of Indiana, for the sum of zero dollars (\$0.00), the following described real estate located in Lake County, in the State of Indiana:

Parcel 1:

The South 1/2 of Lot 36, Block 9, all of Lots 38 and 37, Block 9 and the North 1/2 of Lot 39, Block 9, in the Re-Subdivision of Gary Land Company's Sixth Subdivision, in the City of Gary, as shown in Plat Book 14, page 21, recorded in the Office of the Recorder of Lake County, Indiana.

Property Address: 437-43 Bridge Street
Gary, IN 46404
Tax Parcel Number: 45-08-05-159-008.000-004

Parcel 2:

The South 1/2 of Lot 39, all of Lot 40, and the North 1/2 of Lot 41, in Block 9, in the Re-Subdivision of Gary Land Company's Sixth Subdivision, in the City of Gary, as shown in Plat Book 14, page 21, recorded in the Office of the Recorder of Lake County, Indiana.

Property Address: 449-51 Bridge Street
Gary, IN 46404
Tax Parcel Number: 45-08-05-159-009.000-004

(Warranty Deed – GITC File No. IN017565 - Page 1 of 3)

NO SALES DISCLOSURE NEEDED (Exempt Transaction – no money transferred)

21NO17565


Greater Indiana Title Company

No Sales Disclosure Needed
Feb 01 2024
By: FGR
Office of the Lake County Assessor


NOT AN OFFICIAL DOCUMENT

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, Ronald J. Bruno, Jr. and Pamela S. Bruno, husband and wife, have executed this WARRANTY DEED on this 31st day of January, 2024.



Ronald J. Bruno, Jr.



Pamela S. Bruno

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ronald J. Bruno, Jr. and Pamela S. Bruno, husband and wife, and acknowledged the execution of the foregoing Warranty Deed as their free and voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 31st day of January, 2024.





Notary's Signature:

Notary's Printed Name:

Notary's County of Residence: _____

Notary's Commission Expires: _____

Notary's Commission Number: _____

NOT AN OFFICIAL DOCUMENT

After recording return to and Mailing Address of Grantee:

437Bridge LLC
456 MARSHALL ST
GARY IN 46404

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. IN017565.

(Warranty Deed – GITC File No. IN017565 - Page 3 of 3)