

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2400014-DS

THIS INDENTURE WITNESSETH, that Nicholas Rutherford (Grantor) CONVEY(S) AND WARRANT(S) to Troy Pusich (Grantee) for 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

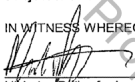
Property: 3336 163rd St., Hammond, IN 46323

Tax ID No.: 45-07-03-352-019.000-023

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 24th day of January 2024.




Nicholas Rutherford

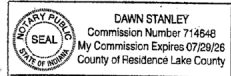
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Nicholas Rutherford who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 24th day of January 2024

Signature: 
Printed: Dawn Stanley
Resident of: Lake County
State of: INDIANA
My Commission expires: July 29, 2026



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaltis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 2501 Balboa St
San Francisco, CA 94121

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: Dawn Stanley.

Return To: Troy Pusich

FIDELITY NATIONAL TITLE
FNW2400014

Fidelity-Highland

FNW2400014

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-03-352-019.000-023

LOT 17 IN BLOCK 2, IN EASTGATE SUBDIVISION, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 30 PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder