

# NOT AN OFFICIAL DOCUMENT

2024-507877  
02/13/2024 09:19 AM  
TOTAL FEES: 25.70  
BY: JAS  
PG #: 1  
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 12 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Mail tax bills to:

1942 Sunnyside Ave DS  
Dyer IN 46311

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That, ZACHARY SLOSSER, AN UNMARRIED MAN, OF LAKE COUNTY, IN THE STATE OF INDIANA, CONVEYS AND WARRANTS TO:

SAMUEL DEKKER AND TAYLOR SANTOIANI, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

In consideration of One-Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate:

All of Lot 7 and the South 10 feet of Lot 8 in Block 2 in Seberger's Sunnyside Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 28, page 66, in the Office of the Recorder of Lake County, Indiana.

Parcel No.: 45-10-12-352-005.000-034  
Commonly known as: 1942 SUNNYSIDE AVENUE, DYER, IN 46311

Subject to unpaid taxes and assessments, if any, defects in locations or measurements ascertainable only by survey, building lines, highways, streets, alleys, easements, covenants, conditions and restrictions of record.

Dated this 9 day of February, 2024.

ZACHARY SLOSSER

STATE OF IN, COUNTY OF Lake, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 9 day of February 2024, personally appeared, ZACHARY SLOSSER and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires 7-29-2026

Signature of Notary Public

Resident of: Lake County

DAWN STANLEY  
Printed Name of Notary Public



I, Joseph Banasiak, 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. JOSEPH BANASIAK

This instrument prepared by: JOSEPH BANASIAK, ATTORNEY AT LAW, 2546 45<sup>TH</sup> STREET, HIGHLAND, IN 46322  
Mail To: 1942 SUNNYSIDE AVENUE, DYER, IN 46311  
Grantees Address: 1942 SUNNYSIDE AVENUE, DYER, IN 46311

Fidelity - Highland / Region  
FR2401005