

NOT AN OFFICIAL DOCUMENT

2024-504:80
02/11/2024 09:21 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
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

WARRANTY DEED

TAX: LD. NO. : 45-08-27-106-033.000-004

THIS INDENTURE WITNESSETH, That, **DIPAKKUMAR KANJIBHAI PATEL**, GRANTOR, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to **MARCO LUNA**, of LAKE County in the State of INDIANA, as GRANTEE in consideration of One Dollar (\$1.00) 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:

LOT NUMBERED 36 AND 37, IN BLOCK 2, 6TH SOUTH BROADWAY ADDITION, IN THE CITY OF GARY, AS PER PLAT THEREOF IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **3860 MASSACHUSETTS ST., GARY, IN 46409**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 9th day of February, 2024.

DIPAKKUMAR KANJIBHAI PATEL

DIPAKKUMAR KANJIBHAI PATEL

STATE OF INDIANA
COUNTY OF LAKE SS:

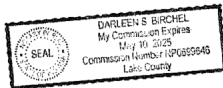
Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of February, 2024, personally appeared: **DIPAKKUMAR KANJIBHAI PATEL** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission No. 0899646

My commission expires: 5/10/25

Resident of La County

Signature [Signature]
Printed Darleen S. Birchel, Notary Public



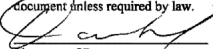
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This instrument prepared by:

NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation
of deed or form of holding ownership. All information used
supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE'S MAILING ADDRESS: **3860 MASSACHUSETTS ST., GARY, IN 46409**
SEND TAX BILLS TO: **GRANTEE**

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.


Signature of Preparer

DARLEEN S. BIRCHEL
Printed Name