

# NOT AN OFFICIAL DOCUMENT

2024 5 04438  
03/23/2024 04:02 AM  
TOTAL FEES: 25.00  
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 13 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: I.D. NO. 45-08-18-279-021.000-004

THIS INDENTURE WITNESSETH THAT, PATRICIA A. SNOWTON, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO NWI REAL ESTATE PRO LLC, of LAKE County in the State of INDIANA, (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:

THE NORTH 17 FEET OF LOT 34, ALL OF LOT 35 AND THE SOUTH 12 FEET OF LOT 36 IN BLOCK 1 IN W.G. WRIGHTS 3RD ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2447 WAITE ST., GARY, IN 46404

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.  
*(Patricia A. Snowton)*  
\_\_\_\_\_  
PATRICIA A. SNOWTON

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: PATRICIA A. SNOWTON and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0727054  
My commission expires: 06/03/2028  
Resident of Newton County

Signature *Mary Jo Hall*  
\_\_\_\_\_  
Printed: Mary Jo Hall, Notary Public

This instrument prepared by:  
NATHAN D. VIS, Attorney at Law, ID No. 29533-45  
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 STREET OR RURAL ROUTE ADDRESS  
SEND TAX BILLS TO: GRANTEE

*2581 Murrelet St, Hobart, IN 46342*  
~~2447 WAITE ST., GARY, IN 46404~~  
*MJH*

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

*Mary Jo Hall*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name: Mary Jo Hall  
COMMUNITY TITLE COMPANY  
FILE NO. 2326812A