

2/24/2024 10:23 AM
01/17/2024 03:21 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 13 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-08-04-183-025.000-004

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Dierre L. Sanders

CONVEY(S) AND WARRANT(S) TO

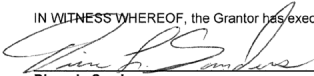
Advantage Real Estate of Indiana LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 13th day of February, 2024.


Dierre L. Sanders

NOT AN OFFICIAL DOCUMENT

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Dierre L. Sanders** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 13th day of February, 2024.

Oct 5 2030
My Commission Expires:

028912
Commission No. Lake IN

Notary Public County and State of Residence

Natalie Pedroza
Signature of Notary Public

NATALIE PEDROZA
Printed Name of Notary



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Grantee's Address and Mail Tax Statements To:
6033 Erie Avenue
Hammond, IN 46320

Property Address:
420 Tyler Street
Gary, IN 46402

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. Andrew R. Drake

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lot 20 in Block 96 in Gary Land Company's First Subdivision, in the City of Gary, as per plat thereof; recorded in Plat Book 6 page 15, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder