NOT AN OFFICIAL DOCUMENT

2024-004503
02/13/2024 03:2 PM
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

THIS INDENTURE WITNESSETH THAT **Paul Gulota** of **Maricopa** County in the State of **Arizona**

CONVEYS AND WARRANTS TO **Kevin O'Brien** of LAKE County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in **Lake** County in the State of **Indiana**, to wit:

Lots 43 and 48, both inclusive, except the North 126.31 feet thereof, in Block 1 in Gary Bond and Mortgage Company's Sixth Addition to Gary, in the City of Hammond, as per plat thereof, recorded in Plat Book 10, page 33, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 6717 Nebraska Avenue, Hammond, IN 46323

TAX KEY NO(S): 45-07-10-252-008.000-023

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said **Paul Gulota** has hereunto set his hand(s) and seal(s), this 7 **day of February, 2024.**

x Paul Gulota
Paul Gulota

STATE OF Arizona)
) SS:
COUNTY OF Maricopa

Before me, a Notary Public in and for said County and State, do hereby certify that **Paul Gulota** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 7th **day of February, 2024.**

* See Below
Notary Public: Trina Morrison
Commission Expires: 11-29-2027
Commission No.: 658817
County of Residence: Maricopa

TRINA MORRISON
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission Number 658817
My Comm. Expires Nov. 29, 2027

MAIL TAX BILLS TO: Kevin O'Brien
8512 Magnolia St St John, IN 46373

GRANTEE(S) ADDRESS: 8512 Magnolia St. St John, IN 46373
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307 219-662-2977

File No: IN-24-68643-02

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: _____

State of Arizona, County of Maricopa
On this 7th **day of** February, 2024, **before me personally appeared** Paul Gulota, **whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he/she signed the above/attached document.**

Trina Morrison
Notary Public

Property of Lake County Recorder