

# NOT AN OFFICIAL DOCUMENT

2024-04-04  
02/13/2024 03:22 PM  
TOTAL PAGES: 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 13 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: FNW2400060L

**THIS INDENTURE WITNESSETH**, that Alfredo Sanchez (Grantor) CONVEY(S) AND WARRANT(S) to Scott M. Herma, a Married Man (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Property: 90 Hillcrest Ave., Hobart, IN 46342

Tax ID No.: 45-09-28-452-009.000-018

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 8<sup>th</sup> day of February, 2024.

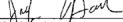
  
\_\_\_\_\_  
Alfredo Sanchez

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Alfredo Sanchez who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 8th day of February, 2024

Signature:   
Printed: Jennifer Hankins  
Resident of: Porter County  
State of: INDIANA  
My Commission expires: June 27, 2031



Prepared By: Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 90 Hillcrest Ave.  
Hobart, IN 46342

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: Jennifer Hankins.

Return To: Scott M. Herma  
90 Hillcrest Ave.  
Hobart, IN 46342

FIDELITY NATIONAL TITLE  
FNW2400060

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**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-09-28-452-009.000-018**

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LOT 1 IN BLOCK 2 IN HILLCREST HEIGHTS SECOND ADDITION TO THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder