

2024-5093-2
01/22/2024 09:03 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
CLERK OF SUPERIOR COURT
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 21 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Numbers:
45-03-30-178-007.000-023
45-03-30-178-008.000-023

Tax Mailing Address:
4610 HENRY AVE
HAMMOND IN 46327-1566

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Thomas J. Vicari Jr. and Olga Vicari**, Grantors, of Lake County, in the State of Indiana, **Convey and Warrant** to

MVPC Properties, LLC,

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lots 13 and 14 in Block 2, in F.R. Motts 2nd Addition to Hammond, as per plat thereof, recorded in Plat Book 2, page 9, in the Office of the Recorder of Lake County, Indiana.

Site Address: (Lot 13)	4325 Hickory Avenue Hammond, IN 46327
Parcel Number: (Lot 13)	45-03-30-178-008.000-023
Site Address: (Lot 14)	4323 Hickory Avenue Hammond, IN 46327
Parcel Number: (Lot 14)	45-03-30-178-007.000-023

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

(Warranty Deed –GITC File No. IN017635 - Page 1 of 2)

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Thomas J. Vicari Jr. and Olgaica Vicari have executed this

WARRANTY DEED on this 8 day of Feb, 2024.

Thomas J. Vicari Jr.

Olgaica Vicari

State of Indiana)

SS:

County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas J. Vicari Jr. and Olgaica Vicari and acknowledged the execution of the foregoing Warranty Deed as their free and voluntary act for the purposes stated therein and who, having been duly sworn upon each of their respective oaths, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 8 day of Feb, 2023.

NOTARY PUBLIC - STATE OF INDIANA
SEAL
BRENDA SOHOVICH
COMMISSION NUMBER NP0660205
MY COMMISSION EXPIRES NOVEMBER 05, 2030

Notary's Signature: [Signature]

Notary's Printed Name: Brenda Sochowich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

Notary's Commission Number: NP0660205

After recording return to and Mailing Address of Grantee:

MVPC Properties, LLC
4610 HENRY AVE
HAMMOND IN 46327-1566

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. Chris Fox

This instrument prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN017635.

(Warranty Deed -GITC File No. IN017635 - Page 2 of 2)