

NOT AN OFFICIAL DOCUMENT

2024-0335  
02/22/2024 11:55 AM  
TOTAL FEES: 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 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2400245-SMS

**THIS INDENTURE WITNESSETH**, that Brian Glenn Gallas (Grantor) CONVEY(S) AND WARRANT(S) to Mohit Patel and Akash Patel, as tenants in common (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:

Lots 5 and 6 in Block 6 in Forsyth Highlands Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 17 page 25, in the Office of the Recorder of Lake County, Indiana.

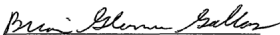
Property: 2111 169th St., Hammond, IN 46323

Tax ID No.: 45-07-08-254-051.000-023

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 14th day of February, 2024.


  
Brian Glenn Gallas

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Brian Glenn Gallas 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 14th day of February, 2024

Signature:   
Printed: Shannon Stiener  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: March 8, 2031

FIDELITY NATIONAL TITLE  
FNW2400245



# NOT AN OFFICIAL DOCUMENT

**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:** 1009 E. Cambridge Dr.  
Schererville, IN 46375

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. Shannon Stener.

Property of Lake County Recorder