

2024-02-22 02:03:03 AM
02/22/2024 11:03 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 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2302893B-SM

THIS INDENTURE WITNESSETH, that Jordan R. Graf and Margo L. Dye, as joint tenants with rights of survivorship (Grantor) CONVEY(S) AND WARRANT(S) to Nicholas Infante, a single 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

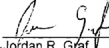
Property: 7610 Howard Ave., Hammond, IN 46324

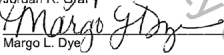
Tax ID No.: 45-07-18-177-043.000-023

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 20th day of February, 2024.



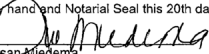
Jordan R. Graf


Margo L. Dye

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Jordan R. Graf and Margo L. Dye 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 20th day of February, 2024.

Signature: 
Printed: Susan Miedema
Resident of: Lake County
State of: INDIANA
My Commission expires: July 26, 2030



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

Grantee's Address and Tax Billing Address: 7610 Howard Ave.
Hammond, IN 46324

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: Susan Miedema.

Return To: Nicholas Infante
7610 Howard Ave.
Hammond, IN 46324

**FIDELITY NATIONAL TITLE
FNW2302893B**

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-07-18-177-043.000-023**

LOT 25 EXCEPT THE SOUTH 35 FEET THEREOF, AND THE SOUTH 25 FEET OF LOT 26 IN BLOCK 2 IN WISTERIA, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder