

NOT AN OFFICIAL DOCUMENT

2024-500009
02/23/2024 09:05 AM
TOTAL FEES: \$5.70
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 27 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

(Parcel No. 45-09-19-102-002.000-022)

THIS INDENTURE WITNESSETH, That Brianna Barrios and Shawn Barrios, joint tenants with rights of survivorship ("Grantor"), CONVEY AND WARRANT to Marc D. Fontanez and Madison E. Fontanez, husband and wife ("Grantee"), 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, State of Indiana:

THE EAST 62 1/2 FEET OF LOTS 16, 17, 20 AND 21 IN BLOCK 1 IN PARKVALE
ADDITION TO NEW CHICAGO AS PER PLAT THEREOF, RECORDED IN PLAT
BOOK 13, PAGE 35 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,
INDIANA.

The address of such real estate is commonly known as 609 East 29th Avenue, Lake Station, Indiana 46405.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

[remainder of page intentionally left blank – signature page follows]

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IN WITNESS WHEREOF, Grantor has executed this deed this 26 day of February, 2024.

Signature: Brianna Barrios

Signature: SB

Printed: Brianna Barrios

Printed: Shawn Barrios

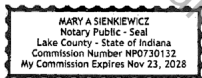
STATE OF INDIANA)

COUNTY OF PORTER)

SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Brianna Barrios and Shawn Barrios who acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of FEBRUARY, 2024.



[seal]

Mary A. Sienkiewicz
Notary Public

MARY A SIENKIEWICZ LAKE
Printed County of Residence

NP0730132 NOVEMBER 23, 2028
Commission No. My Commission Expires

This instrument was prepared by Robert A. Hicks & Joel D. Swider, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., 500 North Meridian Street, Suite 400, Indianapolis, Indiana 46204.

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. Robert A. Hicks & Joel D. Swider

Grantee's mailing address is: 609 E 29th Ave Lake station, IN 46405

Tax mailing address is: 609 E 29th Ave Lake station, IN 46405

After recording, return to: 609 E 29th Ave Lake station, IN 46405

VERUS TITLE - FILE # 11058-24-IN