

2024-596976  
02/28/24 11:47 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
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 28 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH That

Javon Kennedy

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to

Harvey W. Burns, unmarried man <sup>cc</sup>

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-08-15-254-023.000-004

Commonly known as: 2344 Tennessee Street, Gary, IN 46407.

**PROPER TITLE, LLC**

IMPST-97393W

1 of 2

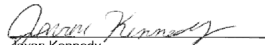
This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 16<sup>th</sup> day of February, 2024.

  
Javon Kennedy

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 16<sup>th</sup> day of February, 2024, personally appeared Javon Kennedy and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, Resident of Lake County  
Printed Name: Karen Craig  
My Commission Expires: November 4, 2030

NOTARY PUBLIC - STATE OF INDIANA  
SEAL  
KAREN CRAIG  
COMMISSION NUMBER 659346  
MY COMMISSION EXPIRES NOVEMBER 04, 2030

This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After  
Recording Return To:

Harvey W. Burns  
2344 Tennessee Street  
Gary, IN 46407

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

LOT 12, AND THE SOUTH 10 FEET OF LOT 11, BLOCK TWENTY-THREE (23), IRONWOOD UNIT A, AS SHOWN IN PLAT BOOK 21, PAGE 4. IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder