

2024-00006
02/28 024 12:17 PM
TCT# FEE: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-12-05-103-006.000-030

Tax Mailing Address:
2700 W 54TH PL
MERRILLVILLE IN 46410

WARRANTY DEED

THIS INDENTURE WITNESSETH that Evelyn R. Evans, formerly known as Evelyn R. Davis, Grantor, of Lake County, in the State of Indiana, conveys and warrants to

Andrew Lipchik and Anastasia Jocke, both unmarried, as joint tenants
TE

Grantees, 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:

Lot Numbered 26 as shown on the recorded plat of Lakewood Estates recorded in Plat Book 36, page 39, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2700 West 54th Place
Merrillville, IN 46410

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.

IN WITNESS WHEREOF, Evelyn R. Evans, formerly known as Evelyn R. Davis, has executed this Warranty Deed on this 27th day of February, 2024.

Evelyn R Evans fka Evelyn R Davis
Evelyn R. Evans, formerly known as Evelyn R. Davis

(Warranty Deed – GITC File No. IN017619 - Page 1 of 2)

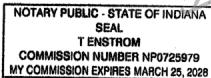
IN017619

NOT AN OFFICIAL DOCUMENT

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Evelyn R. Evans, formerly known as Evelyn R. Davis**, and acknowledged the execution of the foregoing Warranty Deed as her free and voluntary act for the purposes stated therein, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 27th day of February, 2024.



Notary's Signature: _____

Notary's Printed Name: _____

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

After recording return to and Mailing Address of Grantees:

Andrew Lipchik and Anastasia Jocke
2700 W 54TH PL
MERRILLVILLE IN 46410

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 was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN017619.

(Warranty Deed – GTC File No. IN017619 - Page 2 of 2)