

NOT AN OFFICIAL DOCUMENT

2024 500095
03/28/2024 09:44 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

Mar 27 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2400484-RJW

THIS INDENTURE WITNESSETH, that Marlen Franco, as to an undivided 80% interest and Jorge H. Franco, as to an undivided 20% interest (Grantor) CONVEY(S) AND WARRANT(S) to Jorge G. Flores Cervantes, an unmarried person (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

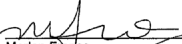
Property: 4839 Calumet Avenue, Hammond, IN 46327

Tax ID No.: 45-03-30-354-015,000-023

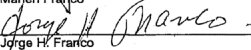
Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

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



Marlen Franco



Jorge H. Franco

FIDELITY NATIONAL TITLE
Fnw2400484

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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Marlen Franco and Jorge H. Franco 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 26th day of March, 2024

Signature: 

Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA

My Commission expires: July 8, 2025



RENEE J. WELLS
Commission Number 702361
My Commission Expires 07/08/25
County of Residence Lake County

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

Grantee's Address and Tax Billing Address: 4839 Calumet Avenue
Hammond, IN 46327

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: Renee Wells.

Return To: Jorge G. Flores Cervantes
4839 Calumet Avenue
Hammond, IN 46327

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-03-30-354-015.000-023

LOT 24 AND THE SOUTH 1/2 OF LOT 23 IN BLOCK 5 IN SUBDIVISION OF BLOCKS 2, 3, 4 AND 5 OF STAFFORD AND TRANKLE'S ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THE WEST PART OF SAID LOTS TAKEN FOR CALUMET AVENUE.

Property of Lake County Recorder

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07/01/2021)

