

NOT AN OFFICIAL DOCUMENT

2024-03-28 03:18:22 AM
TOTAL FEES: \$5.00
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

Mar 28 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: LD. NO. : 45-11-19-103-003.000-032

THIS INDENTURE WITNESSETH, That DIANE HARDISON, GRANTOR, of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to ROBERT LEE AND ROSITA COLLAZO-LEE, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, as GRANTEE in consideration of One Dollar (\$1.00) 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:

THE EAST 100 FEET OF THE WEST 300 FEET OF THE SOUTH 225 FEET OF THE NORTH 680 FEET (EXCEPT THE NORTH 25 FEET THEREOF, WHICH IS EMBRACED IN A PUBLIC ROAD), OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 14211 JAY ST., DYER, IN 46319

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE UNDERSIGNED HEREBY REPRESENT THAT THIS REAL ESTATE IS NOT PROPERTY AS DEFINED IN INDIANA CODE 13-7-22.5-1, ET SEQ. AND IS NOT, AND HAS NOT BEEN USED AS A LANDFILL OR DUMP, AND CONTAINS NO UNDERGROUND STORAGE TANKS OR TOXIC HAZARDOUS WASTE OR MATERIALS, AND THAT NO DISCLOSURE STATEMENT UNDER INDIANA CODE 13-7-22.5-1, ET SEQ. (INDIANA RESPONSIBLE PROPERTY TRANSFER LAW) IS REQUIRED FOR THIS TRANSACTION.

Dated this 25th day of March, 2024.

Diane Hardison
DIANE HARDISON

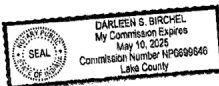
STATE OF Indiana
COUNTY OF Cake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of March, 2024, personally appeared: DIANE HARDISON, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/10/25
Resident of Cake County

Signature [Signature]
Printed Darleen S. Birchel, Notary Public

COMMUNITY TITLE COMPANY
FILE NO. 427676



NOT AN OFFICIAL DOCUMENT

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation
of deed or form of holding ownership. All information used
supplied by title company.

RETURN DEED TO: **GRANTEES**
GRANTEE'S MAILING ADDRESS: **18013 BRITTANY, LANSING, IL 60438**
SEND TAX BILLS TO: **GRANTEES**

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.



Signature

DARLEEN S. BIRCHEL
Printed Name

Property of Lake County Recorder