

2/24/2024 5:09:58 PM
03/23/2024 11:25 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

**SPECIAL WARRANTY DEED
INDIANA STATUTORY**

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 28 2024 SLG

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

THIS INDENTURE WITNESSETH that THE GRANTOR, **AJ Homes LLC**, of 2915 E 141st Street, East Chicago, IN, 46312, and **D & R Construction Company, Inc.**, of 777 Hanley Street, Gary, Indiana, 46408, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO:

Peter Anthony Borom, a married man of, 500 E. 13th St, Gary, IN 46407,

The following described Real Estate situated in the County of Lake in the State of 5506 Homerlee Avenue, East Chicago, IN 46312, to wit:

LOT 11, EXCEPT THE NORTH 30 FEET THEREOF AND THE NORTH 30 FEET OF LOT 12, BLOCK 4, ROXANA PARK 4TH ADDITION TO EAST CHICAGO, AS SHOWN IN PLAT BOOK 29, PAGE 47, IN LAKE COUNTY, INDIANA.

Common Address: **5506 Homerlee Avenue, East Chicago, IN 46312**


Permanent Real Estate Index Number(s) **45-03-32-308-011.000-024**

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

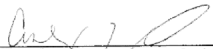
And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor, has hereunto set hand and seal the day and year first above written.
Dated this 22nd day _____ of March, 2024



AJ Homes, LLC by
Cathryn F. Smith, its member

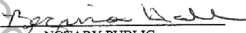


D & R Construction Company, Inc by
Ashley Dunlap, its President

STATE OF INDIANA)
) ss
COUNTY OF LAKE)

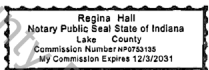
I, the undersigned, a Notary Public In and for said County, in the State aforesaid, do hereby certify that **Cathryn F. Smith** and **Ashley Dunlap**, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day March, 2024



NOTARY PUBLIC

Notary's County of Residence: Lake
Notary's Commission Expires: 12-03-2031



AFTER RECORDING, RETURN TO AND SEND SUBSEQUENT TAX BILLS TO:

Peter Anthony Borom
500 E. 13th Street
Gary, IN 46407,

This instrument was prepared by: *Tia Martin Escrow Doctors, 111 W Jackson, Suite 1700, Chicago, IL 60604*

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tia Martin