

2024 509635  
03/27/2024 01:19 PM  
TOTAL FEE: 25.00  
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 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel Number:  
45-12-21-358-009-000-030

Tax Mailing Address:  
1320 W 84TH AVE  
MERRILLVILLE IN 46410

## WARRANTY DEED

**THIS INDENTURE WITNESSETH** that Spencer J. McGill, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

**Lisa Brown,**

Grantee, 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:

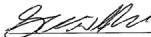
May 17, 1995

Lot 249 in Sedona Addition - Unit Two to the Town of Merrillville, as per plat thereof, recorded in Plat Book 78, page 44, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1320 West 84<sup>th</sup> Avenue  
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**, Spencer J. McGill has executed this Warranty Deed on this 27<sup>th</sup> day of March, 2024.

  
\_\_\_\_\_  
Spencer J. McGill

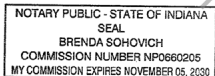
(Warranty Deed – GITC File No. IN017667 - Page 1 of 2)

# 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 Spencer J. McGill and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 27<sup>th</sup> day of March, 2024.



Notary's Signature:  \_\_\_\_\_

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

Notary's Commission Number: NP0660205

**After recording return to and Mailing Address of Grantee:** Lisa Brown  
1320 W 84TH AVE  
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 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN017667.

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