

# NOT AN OFFICIAL DOCUMENT

2024-569376  
04/03/2024 08:56 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 01 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

TAX: LD. NO. 45-02-24-476-026.000-023

THIS INDENTURE WITNESSETH THAT, MIGUEL ANGEL GONZALEZ AND IRMA MERCADO ZAMORA, HUSBAND AND WIFE, (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO JACQUELINE HERRERA, of LAKE County in the State of INDIANA, (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:

LOT 22 EXCEPT THE NORTH 10 FEET THEREOF AND THE NORTH 12 1/2 FEET OF LOT 23 IN BLOCK 1 IN HAMMOND STEEL CITY ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3946 HENRY AVE., HAMMOND, IN 46327

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.

Dated this 29<sup>th</sup> day of March, 2024

Miguel Angel Gonzalez  
MIGUEL ANGEL GONZALEZ

Irma Mercado Zamora  
IRMA MERCADO ZAMORA



STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29<sup>th</sup> day of March, 2024, personally appeared: **MIGUEL ANGEL GONZALEZ AND IRMA MERCADO ZAMORA** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 724041  
My commission expires: 12/11/2027  
Resident of Lake County

Signature: [Signature]  
Printed: Tia Lipscomb, Notary Public

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: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 8201 Kennedy Ave Suite B, Highland, IN 46325  
SEND TAX BILLS TO: GRANTEE  
3946 HENRY AVE, 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. ✓

[Signature]  
Signature

Tia Lipscomb  
Printed Name

Community Title Company  
File No. 24471683