

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 29 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FB2320024-00104-DS

THIS INDENTURE WITNESSETH, that Charles G. Jones (Grantor) CONVEY(S) AND WARRANT(S) to NWI Real Estate Pro LLC (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: 3028 W 15th Ave, Gary, IN 46404

Tax ID No.: 45-08-08-155-025.000-004

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 19th day of April 2024.


Charles G. Jones

STATE OF ~~INDIANA~~ ^{MN}
COUNTY OF ~~LAKE~~ ^{Hennepin}

Before me, a Notary Public In and for said County and State, personally appeared Charles G. Jones 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 24th day of April 2024

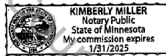
Signature: 

Printed: Kimberly Miller

Resident of: Hennepin County

State of: MN

My Commission expires: 1/31/25



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

Grantee's Address and Tax Billing Address:
7581 Murrelet St
Hobart, IN 46342

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: Dawn Stanley.

Fidelity / Burnet

FIDELITY NATIONAL TITLE
FB2320024-00104

FB 2320024 - 00104

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

Return To: Kenneth Townsell
NW1 Real Estate Pro LLC
7581 Murrelet St
Hobart, IN 46342

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-08-08-155-025.000-004**

Lots twenty-eight (28) and twenty-nine (29) and the West 12 1/2 feet of Lot twenty-seven (27) in Caldwell's Second Addition to Tolleston, in the City of Gary, as per plat thereof, Recorded in Plat Book 6, Page 43, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder