

# NOT AN OFFICIAL DOCUMENT

2024-51347  
04/30/2024 12:03 PM  
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 30 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: CTNW2401870AM  
CT Hobart LLC

**THIS INDENTURE WITNESSETH**, that Kip R. Blake, Jr., an adult (Grantor) CONVEY(S) AND WARRANT(S) to Kseniya Khmel'nitskaya (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:

For APN/Parcel ID(s): 45-08-27-376-008.000-004

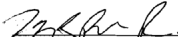
LOT 23 IN BLOCK 1 IN BUNGALOW HEIGHTS, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 15, PLAT PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property: 4335 Delaware St, Gary, IN 46409

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 25<sup>th</sup> day of April, 2024.

  
Kip R. Blake, Jr.

STATE OF Illinois  
COUNTY OF Kane

Before me, a Notary Public in and for said County and State, personally appeared Kip R. Blake, Jr., an adult, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25<sup>th</sup> day of April, 2024

Signature:   
Printed: L KOVAC  
Resident of Kendallville County  
State of Illinois  
My Commission expires: 4/30/24



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: ~~4335 Delaware St, Gary, IN 46409~~

7622 21st Ave. Apt 25  
Brooklyn, NY 11214

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: Dena Phillips Farling