

NOT AN OFFICIAL DOCUMENT

2024-05-30 12:12 PM
05/30/2024 12:12 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 30 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2303073B

THIS INDENTURE WITNESSETH, that Nick Lohse (Grantor) CONVEY(S) AND WARRANT(S) to Kenny Parks (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, an undivided 1/2 interest "in the following Real Estate..." 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: 7128 Delaware Ave., Hammond, IN 46323

Tax ID No.: 45-07-09-477-017.000-023

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 8th day of May, 2024.



Nick Lohse

FIDELITY NATIONAL TITLE
FNW2303073B WD4

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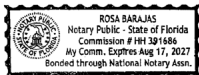
STATE OF Florida
COUNTY OF St. Lucie

Before me, a Notary Public in and for said County and State, personally appeared Nick Lohse 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 8th day of May, 2024

Signature: Rosa Barajas
Printed: Rosa Barajas
Resident of St. Lucie County
State of Florida
My Commission expires: 8-17-2027

FL Driver License
physical presence



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: 7128 Delaware Ave.
Hammond, IN 46323

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: Susan Miedema.

Return To: Kenny Parks
7128 Delaware Ave.
Hammond, IN 46323

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-07-09-477-017.000-023**

A PARCEL OF LAND LOCATED IN PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, BEING THE NORTH 120 FEET OF SAID PARCEL WHICH IS DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 334.51 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST PARALLEL TO AND 990 FEET NORTH OF THE SOUTH LINE A DISTANCE OF 172.60 FEET TO THE WEST LINE THEREOF; THENCE SOUTH ALONG SAID WEST LINE 330 FEET; THENCE EAST 172.54 FEET TO THE EAST LINE THEREOF; THENCE NORTH 330 FEET TO THE PLACE OF BEGINNING, EXCEPT THE EAST 30 FEET THEREOF.

Property of Lake County Recorder

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (07/01/2021)

