

NOT AN OFFICIAL DOCUMENT

2024-117305
05/30/2024 11:17 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 Jo Anne 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, the following described real estate in Lake County in the State of Indiana, to wit: ^{an Undivided 1/13 interest in}

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

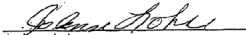
Property: 7128 Delaware Ave., Hammond, IN 46323

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. ^{April}

IN WITNESS WHEREOF, Grantor has executed this deed this ²⁹ day of ~~May~~ ^{April}, 2024.


Jo Anne Lohse

FIDELITY NATIONAL TITLE
FNW2303073B WD6

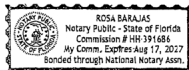
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STATE OF Florida
COUNTY OF Indian River

Before me, a Notary Public in and for said County and State, personally appeared Jo Anne 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 29 April day of May, 2024

Signature: [Signature]
Printed: Rosa Barajas
Resident of Indian River 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

County of Lake County Recorder

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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 960 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.

County of Lake County Recorder