

NOT AN OFFICIAL DOCUMENT

2024-520 11
07/21/2024 09:56 AM
TOTAL FEES: 25.00
BY: SP
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

Jun 20 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: LD. NO. 45-08-08-426-014.000-004

**an unmarried person*

THIS INDENTURE WITNESSETH, That RAFAEL GARCIA, A MARRIED MAN, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to TINA M. McKINSTRY (GRANTEE), of LAKE County in the State of INDIANA, 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:

LOTS 23 AND 24, LOUIS GERLINGER'S ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 2, PAGE 32, IN LAKE COUNTY, INDIANA.

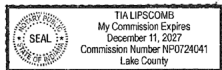
COMMONLY KNOWN AS: 1573 CLEVELAND STREET, GARY, INDIANA 46404

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 17 day of June, 2024.

[Signature]
RAFAEL GARCIA



STATE OF INDIANA, COUNTY OF lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of June, 2024, personally appeared: RAFAEL GARCIA and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

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

Signature: *[Signature]*
Printed: Tina 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: 1573 CLEVELAND STREET, GARY, INDIANA 46404
SEND TAX BILLS TO: GRANTEE

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. μ

[Signature]
Signature

Tina Lipscomb
Printed Name

COMMUNITY TITLE COMPANY
FILE NO 2427738