

2024-02-27 11:07:27/2024 02:05 PM  
TOTAL FEES: 26.00  
BY: MA  
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

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That  
David R. Strubel and Cathrine M. Strubel a/k/a Catherine M. Strubel, husband and wife

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS TO

Eric Orozco, unmarried man

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-07-09-403-005.000-023  
Commonly known as: 6923 Alabama Avenue, Hammond, IN 46323.

PROPER TITLE, LLC  
SWAYD - 1008 70W 122

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2023 payable in 2024 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 25th day of July, 2024.

David R. Strubel  
David R. Strubel

Cathrine M. Strubel  
Cathrine M. Strubel a/k/a Catherine M. Strubel

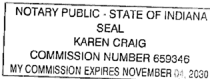
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 25 day of July, 2024, personally appeared David R. Strubel and Cathrine M. Strubel a/k/a Catherine M. Strubel and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public, Resident of Lake County  
Printed Name: Karen Craig  
My Commission Expires: November 4, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Prober Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After  
Recording Return To:

Eric Orozco  
6923 Alabama Avenue  
Hammond, IN 46323

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

LOT 2 IN BLOCK 1 IN STRANGE AND RUMSEY'S ADDITION IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 1, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder