

NOT AN OFFICIAL DOCUMENT

2024-025879
08 01 2024 11:34 AM
TOTAL FEES 25.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

BY: JAS
PG #: 3
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

PERSONAL REPRESENTATIVE'S DEED

Lisa Faye McLean, as Personal Representative of the Estate of Janice Faye Hansen, appointed under Cause Number: 45C01-2204-EU-000223 in the State of Indiana, County of Lake, for good and sufficient consideration, CONVEYS TO

Marlene Swain, Grantees,

the following real estate in Lake County, Indiana:

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

Commonly known as: 7318 Columbia Avenue, Hammond, IN 46324
Parcel No(s): 45-07-18-129-016.000-023

1. *Special assessments and Real Estate taxes for the year 2022 payable in 2023 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]

PROPER TITLE, LLC

INTPTON-1100892

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IN WITNESS WHEREOF Lisa Faye McLean, Personal Representative, has hereunto set her hand and seal this 17th day of July, 2024.

Estate of Janice Faye Hansen, Deceased, Cause Number: 45C01-2204-EU-000223

BY: *Lisa Faye McLean*
Lisa Faye McLean
Personal Representative

STATE OF INDIANA

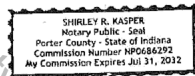
COUNTY OF PORTER

Before me, the undersigned, a Notary Public, in and for said County and State, this 17th day of July, 2024, personally appeared

Lisa Faye McLean, Personal Representative of the Estate of Janice Faye Hansen, Deceased, Cause Number: 45C01-2204-EU-000223, and acknowledged the execution of the foregoing instrument.

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

Shirley R. Kasper
Notary Public, Resident of *Indianapolis* County
Printed Name: *Shirley R. Kasper*
My Commission Expires: *7/31/32*



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Schererville, IN 46375
Phone: (219) 743-7506

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'S MAILING ADDRESS
Mail Tax Statements and After Recording Return To: Marlene Swain
1021 Killarney Drive
Dyer, IN 46311

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EXHIBIT A
Legal Description

LOT 8 AND THE NORTH 15 FEET OF LOT 9 IN BLOCK 1 IN FORD-ROXANA ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 23, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 7318 Columbia Avenue, Hammond, IN 46324
Parcel No(s): 45-07-18-129-016.000-023

Property of Lake County Recorder