

# NOT AN OFFICIAL DOCUMENT

2024 02 26 4  
08 (2/26/24 11:4 AM  
TOTAL FEE: 35.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
CLERK FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

File No.: FNW2401328-DS

**THIS INDENTURE WITNESSETH**, that Thomas G. Fusner, Jr. (Grantor) CONVEY(S) AND WARRANT(S) to Felipe D. Fregoso (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:

**For APN/Parcel ID(s):** 45-03-06-454-024.000-025

LOT 39 AND THE NORTH 5 FEET OF LOT 38 IN BLOCK 4 IN FORSYTH'S THIRD ADDITION TO WHITING, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5 PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.


**Property:** 1618 Cleveland Avenue, Whiting, IN 46394

**Tax ID No.:** 45-03-06-454-024.000-025

**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 31st day of July 2024.

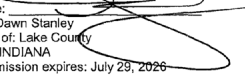
  
Thomas G. Fusner, Jr.

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Thomas G. Fusner, Jr. 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 31st day of July 2024

Signature:   
Printed: Dawn Stanley  
Resident of: Lake County  
State of: INDIANA  
My Commission expires: July 29, 2026



**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaltis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** 1618 Cleveland Avenue  
Whiting, IN 46394

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: Dawn Stanley.

Fidelity - Highland

FIDELITY NATIONAL TITLE  
FNW2401328

FNW2401328

**NOT AN OFFICIAL DOCUMENT**

**Return To:** Felipe D. Fregoso  
1618 Cleveland Avenue  
Whiting, IN 46394

Property of Lake County Recorder