

NOT AN OFFICIAL DOCUMENT

2024/5/7278
08/16/2024 09:32 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 15 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-07-18-128-019.000-023

Tax Mailing Address:
200 W GLEN PARK AVE
GRIFFITH IN 46319

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Francisco H. Martinez**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants** to

NWI Homes LLC,

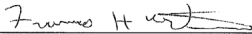
Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

The South 25 feet of Lot 13 and the North 15 feet of Lot 14 in Block 2 in Ford-Roxana Addition to Hammond, as per plat thereof, recorded August 2, 1926, in Plat Book 20, page 23, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7322 Jarnecke Avenue
Hammond, IN 46324

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

IN WITNESS WHEREOF, Francisco H. Martinez has executed this WARRANTY DEED on this 15th day of August, 2024.



Francisco H. Martinez

(Warranty Deed – GITC File No. IN018281 - Page 1 of 2)

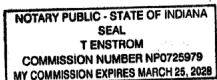
IN018281
Greater Indiana Title Company

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Francisco H. Martinez, and acknowledged the execution of the foregoing Warranty Deed, as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 15th day of August, 2024.



Notary's Signature: _____

Notary's Printed Name: _____

Notary's County of Residence: Lake

Notary's Commission Expires: 3.25.28

Notary's Commission Number: 0725979

After recording return to and Mailing Address of Grantee:

NWI Homes LLC
200 W GLEN PARK AVE
GRIFFITH IN 46319

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN018281.

(Warranty Deed – GITC File No. IN018281 - Page 2 of 2)