

2024-52737
08/16/2024 02:04 PM
TOTAL FEES: 25.00
BY: JAS
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

Aug 16 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

John J. Frias

PROPER TITLE, LLC

IMP24-101539W1#2

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

Jasmine K. Toor

(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): 45-07-08-280-003.000-023

Commonly known as: 6811 Woodmar Avenue, Hammond, IN 46323.

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 15th day of August, 2024.

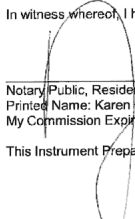

John J. Frias

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 15 day of August, 2024, personally appeared John J. Frias 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

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|--|
| NOTARY PUBLIC - STATE OF INDIANA SEAL KAREN CRAIG COMMISSION NUMBER 659346 MY COMMISSION EXPIRES NOVEMBER 04, 2030 |
|--|

This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper 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:

Jasmine K. Toor
10379 Sutton Place
Munster, IN 46321

NOT AN OFFICIAL DOCUMENT

Exhibit A

LOT 3, IN BLOCK 5, IN FORESTDALE, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder