

02-1-27:39
8/16/2024 02:57 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

TAX ID NUMBER(S)
State ID Number Only 45-07-16-352-015.000-026

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Max Del Negro

CONVEY(S) AND WARRANT(S) TO

Peter Jonas, LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

Subject to a mortgage from Max Delnegro to Benchmark Mortgage LLC dated May 12, 2011 and recorded May 25, 2011 as Instrument 2011-028877 in Lake County, Indiana.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of August, 2024.



Max Del Negro

NOT AN OFFICIAL DOCUMENT

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Max Del Negro** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 16th day of August, 2024.

My Commission Expires

2/15/2031

Commission No.

062555

Notary Public County and State of Residence

Lake, IN

Signature of Notary Public

Kim A. Diaz
Kim A Diaz

Printed Name of Notary

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077



Property Address:

2508 River Drive
Highland, IN 46322

Grantee's Address and Mail Tax Statements To:

10769 Broadway Ave
Crown Point, IN #116
46307

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. Andrew R. Drake

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lot 15, Block 2 in Wicker Park Manor, in the Town of Highland, as per plat thereof, recorded in Plat Book 25, page 12, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder