

NOT AN OFFICIAL DOCUMENT

2024-1-3233
19/75 2024 09:43 AM
TOTAL FEES: 25.00
BY: MA
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

Sep 24 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Enrique Cook

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

Christian Bustamante and Klarissa Jimenez

(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): 45-06-01-327-007,000-023

Commonly known as: 233 Dyer Boulevard, Hammond, IN 46320.

PROPER TITLE, LLC

IMP 721-102438W
10/2

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]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 23th day of September, 2024.



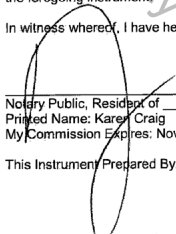
Enrique Cook

STATE OF INDIANA

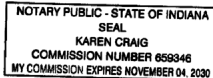
COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 23 day of September, 2024, personally appeared Enrique Cook 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



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherverville, 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:

Christian Bustamante and Klarissa Jimenez
233 Dyer Boulevard
Hammond, IN 46320

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Exhibit A

LOT SIX (6) IN BLOCK ONE (1) DYER'S SECOND ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 13, AT PAGE NO. 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder