

NOT AN OFFICIAL DOCUMENT

2024-572948 STATE OF INDIANA
09/25 2024 09:50 AM LAKE COUNTY
TOTAL FEES: \$5.00 FILED FOR RECORD
BY: JAS GINA PIMENTEL
PG #: 2 RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 24 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-12-18-301-022.000-030

THIS INDENTURE WITNESSETH THAT, CARMELITA A. GILLIAM, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO SHAWN FITZPATRICK, of LAKE County in the State of INDIANA, (GRANTEE), in consideration of One Dollar (\$1.00) 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:

THAT PART OF LOT 10 IN CREEKWOOD CROSSING UNIT ONE, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 97 PAGE 70, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 01 DEGREES 57 MINUTES 47 SECONDS EAST, 155.00 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 88 DEGREES 02 MINUTES 13 SECONDS EAST, 42.50 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE EXTENSION OF THE CENTER LINE OF AN EXISTING PARTY WALL; THENCE SOUTH 01 DEGREES 57 MINUTES 47 SECONDS WEST, 155.00 FEET ALONG CENTERLINE AND EXTENSIONS THEREOF TO THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 88 DEGREES 02 MINUTES 13 SECONDS WEST, 42.50 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 4480 W 73RD CT., MERRILLVILLE, IN 46410

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 23rd day of September, 2024

Carmelita A. Gilliam
CARMELITA A. GILLIAM

STATE OF Indiana, COUNTY OF Lake SS: 23/24

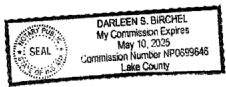
Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of September, 2024, personally appeared: CARMELITA A. GILLIAM and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 0699646

My commission expires: 5/10/25 Signature [Signature]

Resident of Lake County Printed Darleen S Bircchel, Notary Public

Community Title Company
File No. 2422482

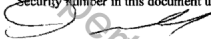


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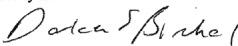
This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in
Preparation of deed or form of holding ownership. All
information used supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **4480 W 73RD CT., MERRILLVILLE, IN 46410**
SEND TAX BILLS TO: **GRANTEE**

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.



Signature



Printed Name

Property of Lake County Recorder