

# NOT AN OFFICIAL DOCUMENT

09/23/2024 09:50 AM  
09/23/2024 09:50 AM  
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

Sep 24 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH That

Pamela Knight

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

Ryan Clucas

(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): 45-07-18-253-002.000-023

Commonly known as: 1310 175th Street, Hammond, IN 46324.

PROPER TITLE, LLC  
SNP24-101435W  
10/1

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 20th day of September, 2024.

Pamela Knight  
Pamela Knight

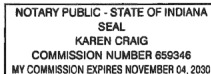
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 20 day of September, 2024, personally appeared Pamela Knight and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

[Signature]  
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  
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:

Ryan Clucas  
7938 Natchez Ave.  
Burbank, IL 60459

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## Exhibit A

LOT FIFTEEN (15) AND THE WEST 15 FEET OF LOT SIXTEEN (16) IN BLOCK THREE (3), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF WHITE OAK MANOR THE FIRST RE-DIVISION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 21, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder