

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 Sergei de Saram of FRANKLIN County in the State of Ohio

CONVEYS AND WARRANTS TO Luis E. Serrano of LAKE County in the State of Indiana for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lots Numbered 15 and 16, in Block No. 5, as marked and laid down on the recorded plat of Rolling Mill Addition to Hammond, in Lake County, Indiana, as the same appears of record in Plat Book 1, page 105, in the Recorder's Office of Lake County, Indiana.

Commonly known as 4331 Baltimore Avenue, Hammond, IN 46327

TAX KEY NO(S): 45-02-25-279-009.000-023

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said Sergei de Saram has hereunto set his hand(s) and seal(s), this 6th of September, 2024.

[Signature]
Sergei de Saram

STATE OF Ohio
COUNTY OF Franklin

I, Sara Wilson, a Notary Public for the County of Franklin and State of Ohio, do hereby certify that Sergei de Saram personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of September, 2024.

attached

Notary Public:
My Commission Expires:

MAIL TAX BILLS TO:

Luis E. Serrano 1927 Spruce Cir Munster In 46321

GRANTEE(S) ADDRESS:

4331 Baltimore Avenue, Hammond, IN 46327
4331 Baltimore Avenue, Hammond, IN 46327

1927 Spruce Cir Munster In 46321

THIS INSTRUMENT PREPARED BY:

Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977

File No:

IN-24-69508-02

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]
Debbie Wajuda

NOT AN OFFICIAL DOCUMENT

OHIO 'STATUTORY SHORT FORM OF ACKNOWLEDGMENT' – INDIVIDUAL

§147-55(A)

State of Ohio

County of

Franklin

} ss.



SARA WILSON
Notary Public
State of Ohio
My Comm. Expires
July 10, 2028

The foregoing instrument was acknowledged

before me this 9/5/24 by

Date

Sergei de Saram

Name of Person Acknowledging

Sara Wilson

Signature of Person Taking Acknowledgment

Notary Public

Title or Rank



SARA WILSON
Notary Public
State of Ohio
My Comm. Expires
July 10, 2028

SW

Affix Seal Here

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

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Signer(s) Other Than Named Above: