

NOT AN OFFICIAL DOCUMENT

2024 52355
09/23/2024 10:08 AM
TOTAL FEES: 25.00
BY: MA
PG #: 1
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

TAX: LD. NO. 45-07-10-278-011.000-023

THIS INDENTURE WITNESSETH, That **MARTHA A. ESPINOZA A/K/A MARTHA A. ESPINOZA SEGURA** (GRANTOR), of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **MADISON GAIL BURNS** (GRANTEE), of **LAKE** County in the State of **INDIANA**, 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**:

LOT 11, BLOCK 9, CLINE GARDENS ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **6743 RHODE ISLAND AVENUE, HAMMOND, INDIANA 46323**

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 18TH day of September, 2024.

Martina Espinoza aka Martha A. Espinoza Segura 9-18-2024
~~MARTHA A. ESPINOZA A/K/A MARTHA A. ESPINOZA SEGURA~~

STATE OF INDIANA, COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of September, 2024, personally appeared **MARTHA A. ESPINOZA** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number NP0727054
My commission expires: 06/03/2028
Resident of Newton County

Signature

Mary Jo Hall

Printed

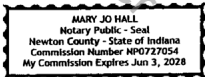
Mary Jo Hall

Notary Public

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 the title company.



RETURN DEED TO: **GRANTEE**

GRANTEE STREET OR RURAL ROUTE ADDRESS: **6743 RHODE ISLAND AVENUE, HAMMOND, INDIANA 46323**

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

Mary Jo Hall

Mary Jo Hall

Printed Name

COMMUNITY TITLE COMPANY
FILE NO. 248578