

2024-032 10  
09/12/2024 11:4 AM  
CGALFES 27.00  
BY: JAS  
PG #: 2  
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 25 2024 EP


PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel Number:  
45-07-03-381-004.000-023

Tax Mailing Address:  
6353 MARYLAND AVE  
HAMMOND IN 46323

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Dwayne Allen Babiarz, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Shannon Sullivan, a single woman 

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 14 in Block 5 in Eastgate Subdivision in the City of Hammond, as per plat thereof, recorded in Plat Book 30, page 16, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 6353 Maryland Avenue  
Hammond, IN 46323

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways, streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

IN WITNESS WHEREOF, Dwayne Allen Babiarz has executed this Warranty Deed on this

11 day of September, 2024.

  
Dwayne Allen Babiarz

(Warranty Deed – GITC File No. IN018384 - Page 1 of 2)

IN018384  
Greater Indiana Title Company

# NOT AN OFFICIAL DOCUMENT

State of Tennessee )  
County of Sumner ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Dwayne Allen Babiarz and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 11<sup>th</sup> day of September, 2024.



Notary's Signature: Stacy R Bagshaw

Notary's Printed Name: Stacy R Bagshaw

Notary's County of Residence: Sumner

Notary's Commission Expires: 6/24/25

Notary's Commission Number: \_\_\_\_\_

**After recording return to and Mailing Address of Grantee:** Shannon Sullivan  
6353 MARYLAND AVE  
HAMMOND IN 46323

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN018384.