

# NOT AN OFFICIAL DOCUMENT

2024-535069  
10/11/2024 2:14 PM  
TOTAL FEES: \$5.00  
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

Oct 15 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Tax Key No. 45-03-07-308-007.000-023

MAIL TAX BILLS TO: Adam Ruiz  
GRANTEE'S ADDRESS: 1330 Truman St.  
Hammond IN 46320

## WARRANTY DEED

This indenture witnesseth that the **City of Hammond, Department of Redevelopment** conveys and warrants to **Adam Ruiz**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOT 33 IN CLARK FIELDS SECOND ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 117, PAGE 7, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. MORE COMMONLY KNOWN AS 808 123<sup>RD</sup> PLACE, HAMMOND, IN 46394

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 11<sup>th</sup> day of October, 2024.

City of Hammond, Department of Redevelopment

By:   
David W. Westland

Title: Attorney / Agent

1N018534

Greater Indiana Title Company

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STATE OF INDIANA        )  
  )  
COUNTY OF LAKE        )

Before me, the undersigned, a Notary Public in and for said County and State, this 11<sup>th</sup> day of October, 2024, personally appeared the City of Hammond, Department of Redevelopment, by David W. Westland, its Attorney / Agent, and acknowledged the execution of the foregoing Warranty Deed.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 10/22/2026

County of Residence: Lake

My Commission Number: NP0716441



Dijah Dickerson  
Notary Public Printed Name

Dijah Dickerson  
Notary Public Signature

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (David W. Westland, Esq.).

This instrument prepared by: David W. Westland, Esq., Westland & Bennett, PC  
2929 Carlson Drive, Suite 300, Hammond, IN 46323