

2024-10-15 12:17 PM
10/16/2024 12:17 PM
TCTA FEE: 2.00
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

Parcel Number:
45-07-09-478-002.000-023

Tax Mailing Address:
~~7115 DELAWARE AVE~~
~~HAMMOND IN 46323~~
5124 S Kildare Avenue
Chicago IL 60632 (E)

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Region Home Buyers, LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Maria (E)
Ivan Pereda Herrera and Esther Marie Meza,

Grantees, 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:

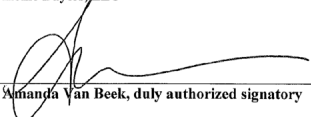
Lot 22 in M.W. Sutton's 1st Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 23, page 33, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7115 Delaware 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, Region Home Buyers, LLC has executed this Company Warranty Deed on this 11th day of October, 2024.

Region Home Buyers, LLC

By: 
Amanda Van Beek, duly authorized signatory

(Company Warranty Deed – GITC File No. IN018605 – Page 1 of 2)

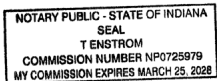
IND18605
Greater Indiana Title Company

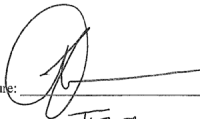
NOT AN OFFICIAL DOCUMENT

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Amanda Van Beek, as duly authorized signatory of Region Home Buyers, LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 11th day of October, 2024.





Notary's Signature: _____

Notary's Printed Name: T Enstrom

Notary's County of Residence: Lake

Notary's Commission Expires: 3.25.28

Notary's Commission Number: 0725979

After recording return to and Mailing Address of Grantees: Ivan Pereda Herrera and Esther ^{Mania} Marie Meza
~~7115 DELAWARE AVE~~ 5124 S. Kildare Avenue
~~HAMMOND IN 46323~~ Chicago IL 60632 (E)

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 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN018605.