

NOT AN OFFICIAL DOCUMENT

2024-535267  
10/17/2024 09:30 AM  
TOTAL FEE: 25.00  
BT: JAS  
PG #: 3  
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 16 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**WARRANTY DEED**

THIS INDENTURE WITNESSETH That

David Pick and Velda Pick, husband and wife

(Grantors), of Lake County, in the State of Indiana CONVEYS AND WARRANTS to

Jason DeGraaf

(Grantees), of Lake County, in the State of Indiana, for and in consideration of the sum of \$10.00 and other valuable consideration in receipt whereof is hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Parcel No(s): 45-07-08-455-006.000-023

Commonly known as: 7139 Kriekerbocker Parkway, Hammond, IN 46323.

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2023 payable in 2024 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

[SIGNATURE PAGE TO FOLLOW]

**PROPER TITLE, LLC**

*INPT 24-102 gfp*  
*1 OF 2*

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IN WITNESS WHEREOF, Grantors have executed this Deed this 9th day of October, 2024.

David Pick  
David Pick

Velda Pick  
Velda Pick

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 9th day of October, 2024, personally appeared David Pick and Velda Pick and acknowledged the execution of the foregoing instrument.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Karen Craig  
Notary Public, Resident of Lake County  
Printed Name: Karen Craig  
My Commission Expires: November 4, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC  
322 Indianapolis Blvd., Suite 200  
Schererville, IN 46375  
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Grantee Address/Mail Tax Statements and After  
Recording Return To:

Jason DeGraaf  
7139 Knickerbocker Parkway  
Hammond, IN 46323

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## EXHIBIT A

**Parcel No.: 45-07-08-455-006.000-023**

ALL THAT PART OF LOTS NUMBERED 23 AND 24, LYING SOUTH OF A LINE PARALLEL TO AND 37.75 FEET NORTH OF THE SOUTH LINE OF SAID LOTS 23 AND 24, ALSO LOTS 25 AND 26, BLOCK 44, UNIT 13 AS SHOWN ON THE RECORDED PLAT OF WOODMAR HAMMOND, INDIANA RECORDED IN PLAT BOOK 18, PAGE 21 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, INCLUDING THAT PART OF THE NORTH HALF OF VACATED 172ND AND ADJOINING SOUTH LINE OF LOTS 25 AND 26 HEREIN.

Property of Lake County Recorder