

2025-530273
10/16/2024 10:28 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
CLERK OF SUPERIOR COURT
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

Roscoe H. Auslin

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

Michael Comer

(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): 45-08-32-232-019.000-001

Commonly known as: 4660 Hayes Street, Gary, IN 46408.

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

INSTRON-100136

1 OF 1

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 10 day of October, 2024.

Roscoe H. Austin
Roscoe H. Austin

STATE OF Minnesota

COUNTY OF Cass

Before me, the undersigned, a Notary Public, in and for said County and State, this 10 day of October, 2024, personally appeared Roscoe H. Austin and acknowledged the execution of the foregoing instrument.

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

X Sonia L. Youso
Notary Public, Resident of Beltrami County
Printed Name: Sonia L. Youso
My Commission Expires: 01-31-2029



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:

Michael Comer
10228 S. CHASEY AVENUE
CHICAGO, ILLINOIS
60643

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Parcel No.: 45-08-32-232-019.000-001

LOTS 13 AND 14 IN BLOCK 15 IN HOSFORD'S PARK AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4 PAGE 6 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Property of Lake County Recorder