

2024-10-15 09:10:17 AM  
TOTAL FEE: 25.00  
BY: JAS  
PG #: 1  
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 17 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Mail tax bills to: Nicole Brabbs  
1111 Summer St  
Hammond, IN 46320

WARRANTY DEED

THIS INDENTURE WITNESSETH, That, ANGEL L. CRUZ AND CYNTHIA L. CRUZ, HUSBAND AND WIFE, OF LAKE COUNTY, IN THE STATE OF INDIANA, CONVEYS AND WARRANTS TO:

NICOLE BRABBS, AN UNMARRIED WOMAN <sup>sm</sup>

In consideration of One-Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate:

Legal: The Westerly Half of Lot No. 12 in Block 3 in the Resubdivision of Helbergs Oak Ridge Addition to Hammond, Indiana, as per plat thereof, recorded in Plat Book 3, page 23, in the Office of the Recorder of Lake County, Indiana

Parcel No.: 45-03-31-381-032.000-023  
Commonly known as: 1111 SUMMER ST. HAMMOND, IN 46320

Subject to unpaid taxes and assessments, if any, defects in locations or measurements ascertainable only by survey, building lines, highways, streets, alleys, easements, covenants, conditions and restrictions of record.

Dated this 1st day of October, 2024.

Angel L. Cruz  
Cynthia L. Cruz  
STATE OF IN, COUNTY OF Lake, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of October, 2024, ANGEL L. CRUZ AND CYNTHIA L. CRUZ personally appeared, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires 7/26/30

Susan Miedema  
Signature of Notary Public

Resident of: Lake County Susan Miedema  
Printed Name of Notary Public

I, Joseph Banasiak, 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. JOSEPH BANASIAK

This instrument prepared by: JOSEPH BANASIAK, ATTORNEY AT LAW,  
8320 KENNEDY AVE, HIGHLAND, IN 46322

Mail To:  
Grantees Address: 1111 Summer St  
Hammond, IN 46320 sm



FIDELITY NATIONAL TITLE  
FR2409056  
Fidelity National Title  
Region FR2409056