

NOT AN OFFICIAL DOCUMENT

2024-506033
10/22/2024 10:01 AM
TOTAL FEES: 25.00
BY: 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 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Desmond Moses

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

Dante J. Whitelow

(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): 45-07-12-256-016.000-004
Commonly known as: 1338 Hanley Street, Gary, IN 46406.

PROPER TITLE, LLC

JUN 24 - 102372W
102

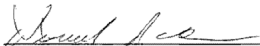
This conveyance is made subject to:

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]

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IN WITNESS WHEREOF, Grantors have executed this Deed this 21st day of October, 2024.



Desmond Moses

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 21st day of October, 2024, personally appeared Desmond Moses and acknowledged the execution of the foregoing instrument.

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

Notary Public, Resident of Lake County

Printed Name: Karen Craig

My Commission Expires:



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherville, 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:

Dante J. Whitelow
1338 Hanley Street
Gary, IN 46406

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Exhibit A

THE SOUTH 15 FEET OF LOT 9, ALL OF LOT 10 AND THE NORTH 15 FEET OF LOT 11, IN BLOCK 16, IN JOE R. LANE'S FIRST ADDITION TO IVANHOE, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder