

NON-TAXABLE

Oct 22 2024

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-02-36-405-002.000-023

Tax Mailing Address:
5925 CALUMET AVE STE 315
HAMMOND IN 46320

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Urban X Company**, Grantor, of Cook County, in the State of Illinois, **conveys and warrants** to

City of Hammond, Department of Redevelopment,

Grantee, 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:

Lots 5 to 13, both inclusive in Block 1 in William Kleihege's Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 1, page 88, in the Office of the Recorder of Lake County, Indiana, EXCEPT that part of said Lot 13 described as follows: Beginning at the intersection of the East line of Oakley Avenue and the Southerly line of Fayette Street; thence South along the said line of Oakley Avenue, a distance of 31.78 feet; thence East on a line parallel to the South line of Russell Street, extended East to the Southwest line of Fayette Street; thence in a Northwesterly direction along the said Southwest line of Fayette Street to the point of beginning.

Site Address: 500 & 506 Fayette Street
Hammond, IN 46320

Parcel Number: 45-02-36-405-002.000-023

SUBJECT TO:

- (1) special assessments and real estate taxes for the year 2023 payable in 2024 and thereafter;
- (2) rights of the public, the City of Hammond and the State of Indiana in and to that part of the land taken or used for roads and highways, if any;

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- (3) drainage ditches, laterals, feeders, drainage tiles or other drainage easement rights, if any;
- (4) rights of the public or quasi-public utilities for maintenance therein of poles, conduits, sewers, etc.; and
- (5) existing unrecorded leases, if any.

IN WITNESS WHEREOF, Urban X Company has executed this Warranty Deed on this 17th day of October, 2024.

Urban X Company

By: _____

Giraldo Rosales, President

State of Indiana)

) SS:

County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Giraldo Rosales, as President of Urban X Company, and acknowledged the execution of the foregoing Warranty Deed for and on said Corporation's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 17th day of October, 2024.



Jacalyn L. Smith, Notary Public

Notary's County of Residence: Lake
Notary's Commission Expires: January 10, 2032
Notary's Commission Number: NP0677813

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After recording return to and Mailing Address of Grantee:

City of Hammond, Department of Redevelopment
5925 CALUMET AVE STE 315
HAMMOND IN 46320

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. IN018497.

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