

FILED

Oct 22 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

(Prior Instrument Reference: 2024-504482 and 2024-530591)

AFFIDAVIT OF SCRIVENER'S ERROR

I, ROBERT R. THOMAS (the "Affiant") appear in person and having been first duly sworn upon my oath state as follows:

1. That I am an Attorney at Law licensed to practice law in the State of Indiana;
2. That I prepared a Warranty Deed from **SENECA C. TAYLOR** ("Grantor") to **ALEJANDRO AVILA** ("Grantee") dated February 10, 2024 and recorded February 13, 2024 as Instrument No. 2024-504482, and re-recorded September 11, 2024 as Instrument No. 2024-530591, in the Office of the Recorder of Lake County, Indiana, for the real estate located at 2708 Monroe St., Gary, Indiana 46407 (the "Real Estate"), and more particularly described as follows:

THE SOUTH 10 FEET OF LOT 2, ALL OF LOT 3, AND THE NORTH 5 FEET OF LOT 4 IN BLOCK 67 IN CHICAGO-TOLLESTON LAND AND INVESTMENT COMPANY'S SECOND OAK PARK ADDITION TO TOLLESTON, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. EXCEPT THAT PART ON THE REAR OF SAID LOTS TAKEN FOR ALLEY PURPOSES.

PARCEL NO. 45-08-16-454-016.000-004

3. That, due to a Scrivener's Error, the correct grantee clause should have been **ALEJANDRO AVILA MUNOZ**.
4. This Affidavit is given to set forth the above facts, to correct the Warranty Deed to show the correct grantor clause, and to induce the Auditor of LAKE County, Indiana, to transfer the Real Estate to Grantee.

FURTHER AFFIANT SAYETH NOT.



ROBERT R. THOMAS

NOT AN OFFICIAL DOCUMENT

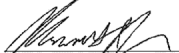
ACKNOWLEDGMENT

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

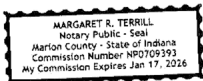
Before me, a Notary Public in and for the said County and State, personally appeared ROBERT R. THOMAS, who acknowledged the execution of the foregoing Instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 21ST day of OCTOBER, 2024.

My Commission Expires:



Notary Public
Residing in _____ County



Prepared by: Robert R. Thomas, Attorney at Law, 234 E. Carmel Drive, Carmel, Indiana 46032.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Robert R. Thomas.