

2024-536009
10/23/2024 11:28 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
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

Parcel Number:
45-03-07-283-023.000-025

Tax Mailing Address:
612 RIDGE RD
MUNSTER IN 46321

WARRANTY DEED

THIS INDENTURE WITNESSETH that Kevin Moynihan, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Whiting 121st LLC, an Indiana limited liability company,

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:

Lot 11 and the West 12.5 feet of Lot 10 in Scholz Third Addition to Whiting, as per plat thereof, recorded in Plat Book 5, page 19, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1427 121st Street
Whiting, IN 46394

SUBJECT TO real estate taxes for the year 2023 payable in 2024 and thereafter; the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; and rights of tenants under unrecorded leases.

IN WITNESS WHEREOF, Kevin Moynihan has executed this Warranty Deed on this

17 day of October, 2024.


Kevin Moynihan

NOT AN OFFICIAL DOCUMENT

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Kevin Moynihan and acknowledged the execution of the foregoing Warranty Deed as his 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 17 day of October, 2024.

Notary's Signature: _____

Notary's Printed Name: _____



Notary's County of Residence: Lake

Notary's Commission Expires: 1-10-32

Notary's Commission Number: 677813

After recording return to and Mailing Address of Grantee: Whiting 121st LLC
612 RIDGE RD
MUNSTER IN 46321

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); referencing Greater Indiana Title Company commitment no. IN018580.

(Warranty Deed – GITC File No. IN018580 - Page 2 of 2)