

2/28/2024 5:02:12
11/23/2024 03:01 PM
TOTAL FEE\$: 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 23 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Terry L. Bess and Lisa A. Bess, husband and wife, as tenants by the entireties

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

Cristobal Ortiz Melgoza and Veronica Ortiz, husband and wife.

(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): 45-11-07-202-010.000-034
Commonly known as: 1348 213th Street, Dyer, IN 46311.

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]

PROPER TITLE, LLC

T.N.P.T.S. 204 - 100.5207

1 OF 2

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Deed this 2nd day of October, 2024.

Terry L. Bess

Terry L. Bess

Lisa A. Bess

Lisa A. Bess

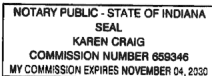
STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 2nd day of October, 2024, personally appeared Terry L. Bess and Lisa A. Bess and acknowledged the execution of the foregoing instrument.

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

Karen Craig
Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030



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

Cristobal Ortiz Melgoza and Veronica Ortiz
1348 213th Street
Dyer, IN 46311

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Parcel No.: 45-11-07-202-010.000-034

THE EAST 50 FEET OF THE WEST 1,314.55 FEET OF THE NORTH 435 FEET OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTH 1,320 FEET OF THE EAST 7.70 ACRES OF THE NORTHWEST QUARTER, ALL LYING NORTH OF THE RIGHT-OF-WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD, ALL IN SECTION 7, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder