

NOT AN OFFICIAL DOCUMENT

2/24/24 11:54:77
11/25/2024 8:55 AM
TOTAL FEES: 25.00
BY: MA
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 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-07-04-402-006.000-023

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Karsten Pruehss by Manuel Hernandez, his Attorney in Fact

CONVEY(S) AND WARRANT(S) TO

Luis E. Serrano, for consideration other than monetary the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 22nd day of October, 2024


Karsten Pruehss by Manuel Hernandez, his Attorney in Fact

MTC File No.: 24-18987 (UD2)

3

Page 1 of 3

Sales Disclosure Approved
Oct 24 2024
By: FGR
Office of the Lake County Assessor

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karsten Pruehss by Manuel Hernandez, his Attorney in Fact, the within named who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 22nd day of October, 2024

My Commission Expires: 2/15/2031

Commission No. 662555

Notary Public County and State of Residence Lake, IN

Signature of Notary Public Kim A Diaz

Printed Name of Notary Kim A Diaz



This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

2824 Gibson Place
Hammond, IN 46323

Grantee's Address and Mail Tax Statements To:

1927 Spruce Circle
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. Andrew R. Drake

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EXHIBIT A

Lot Numbered 26 in Block 2 in Turner-Meyn Park in the City of Hammond, as per plat thereof recorded in Plat Book 19, page 12 in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder