

2024-056409
10/25/2024 01:13 AM
TO TA FILE: 25.00
BY: MA
PG #: 1
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

WARRANTY DEED

TAX: LD. NO: 45-02-25-204-015.000-023

THIS INDENTURE WITNESSETH, that EDMOND ZAKULA (GRANTOR), of LAKE County in the State of Indiana CONVEYS AND WARRANTS TO LUIS SANCHEZ OF LAKE County in the State of INDIANA, as (GRANTEE) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

THE NORTH 27.5 FEET OF LOT 25, AND THE SOUTH 12.5 FEET OF LOT 26, HAMMOND STEEL CITY SECOND ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 17, PAGE 31, IN LAKE COUNTY, INDIANA.

Commonly known as: 4145 CAMERON AVE., HAMMOND, IN 46327

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.
SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 23 day of October, 2024

Edmond Zakula
EDMOND ZAKULA



STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of October, 2024, personally appeared EDMOND ZAKULA, acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 724041
My commission expires: 11/11/2027
Resident of Lake County
Signature: *Tina Lipscomb*
Printed: Tina Lipscomb, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46305

No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 4145 CAMERON AVE., HAMMOND, IN 46327
TAX BILLS TO:

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.

Luis Sanchez
Signature

Tina Lipscomb
Printed Name

COMMUNITY TITLE COMPANY
FILED: 10/27/24