

NOT AN OFFICIAL DOCUMENT

2024-10-22 11:54 AM
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
BY: MA
GINA PIMENTEL
PG # : 1
RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-12-16-131-004.000-030

THIS INDENTURE WITNESSETH, That **CARY MARTINEZ** (GRANTOR), of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **HDZ PROPERTIES LLC** (GRANTEE), of **LAKE** County in the State of **INDIANA**, 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:

LOT FOUR A (4A) UNIT NO. 10, TURKEY CREEK MEADOWS, AS SHOWN IN PLAT BOOK 36, PAGE 100 LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **7031 TYLER COURT, MERRILLVILLE, INDIANA 46410**

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 22 day of October, 2024

[Signature]
CARY MARTINEZ

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of October, 2024, personally appeared **CARY MARTINEZ** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 698325
My commission expires: 3/22/2025 Signature [Signature]
Resident of Lake County Printed ELIZABETH R. KINZIE, 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 46303
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: **1327 TRUMAN ST., HAMMOND, IN 46320**
SEND TAX BILLS TO: **GRANTEE**

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.

[Signature]
Signature

Elizabeth R. Kinzie
Printed Name

Community Title Company
File No. 24081041

