

NOT AN OFFICIAL DOCUMENT

2024 93665
10/25/2024 02:21 PM
TOTAL FEES: 25.00
BY: MA
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 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Tax Key No. 45-02-36-429-007.000-023

MAIL TAX BILLS TO: Benjamin Cervantes
GRANTEE'S ADDRESS: 626 Sibley Street
Hammond, IN 46320

8712 Madison Ave
Munster IN 46321 (S)

WARRANTY DEED

This indenture witnesseth that the **City of Hammond, Redevelopment Commission** conveys and warrants to **Benjamin Cervantes**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOT 5, BLOCK 3, LOUIS E. HOHMAN'S ADDITION TO THE TOWN OF HAMMOND, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 1, PAGE 56, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. MORE COMMONLY KNOWN AS 622 SIBLEY STREET, HAMMOND, IN 46320

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 10th day of October, 2024.

City of Hammond, Redevelopment Commission

By: [Signature]
David W. Westland

Title: Attorney/Agent

Inassb1

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of October, 2024, personally appeared the City of Hammond, Redevelopment Commission, by David W. Westland, its Attorney/Agent, and acknowledged the execution of the foregoing Warranty Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 10/22/2026

County of Residence: Lake

My Commission Number: NP0716441



Dajah Dickerson
Notary Public Printed Name

Dajah Dickerson
Notary Public Signature

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 (David W. Westland, Esq.).

This instrument prepared by: David W. Westland, Esq., Westland & Bennett, PC
2929 Carlson Drive, Suite 300, Hammond, IN 46323