

NOT AN OFFICIAL DOCUMENT

2024-03-06 07:55
10/25/2024 02:32 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

WARRANTY DEED

This Indenture Witnesseth, that Ruth A. Geffert ("Grantor") CONVEY(S) AND WARRANT(S) to **Adrian Nevarez** ("Grantee") of the state of Indiana, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 7133 Howard Ave., Hammond, IN 46324, and more particularly described as:

THE NORTH HALF OF LOT 7, AND ALL OF LOTS 8 AND 9, IN BLOCK 3, IN BUENA VISTA ADDITION, TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No.: 45-07-07-378-007.000-023

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 24th day of October, 2024.



Ruth A. Geffert

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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public, in and for said County and State, personally appeared Ruth A. Geffert, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24th day of October, 2024.

Signature [Handwritten Signature] Notary Public

Printed: Lisa M Matson

My Commission Expires:
02/01/2032

My County of Residence is:
Lake



File No.: **IN2416183**

Prepared by and return deed to:
Rose K. Kleindl, Esq.

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl, Esq.

Grantee mailing address and please send tax statements/notices to:

7133 Howard Ave., Hammond IN 46324