

NOT AN OFFICIAL DOCUMENT

2024-540416
11/25/24 2:44 PM
TOTAL FEES: \$ 00
BY: JAS
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

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

MAIL FUTURE TAX STATEMENTS TO:

PARCEL #45-03-21-433-002.000-024

Grantee's/Grantee's Address:

Mr. David Perez a/k/a Jose David Perez et al
3803 Ivy St. 3805 Ivy St
East Chicago, IN 46312

PERSONAL REPRESENTATIVE'S DEED

LINDA J. SOLICH, as Personal Representative of the Estate of ALICE J. NOWAK, Deceased, which Estate is pending in the Lake Superior Court, Room Number Two, under Cause No. 45D02-2402-EU-000068, by virtue of the power and authority granted to said Personal Representative under the Indiana Code, pursuant to Court Order authorizing said Personal Representative to act in said capacity unsupervised, and for good and sufficient consideration, conveys to: DAVID PEREZ a/k/a JOSE DAVID PEREZ and EVA PEREZ, Husband and Wife, as tenants by the entireties, the following described real estate located in Lake County, State of Indiana, to-wit:

LOT 2, BLOCK 21, SECOND ADDITION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 3803 Ivy St., East Chicago, IN 46312

THIS CONVEYANCE IS MADE SUBJECT TO:

1. The terms, covenants, conditions, easements, plats, limitations, and restrictions, contained in any instruments of record affecting the use or occupancy of said real estate;

1

CHICAGO TITLE INSURANCE COMPANY

BT 2320024-00360

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2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
3. Real Estate taxes for the year 2024 payable in 2025 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines; and
6. Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, the said LINDA J. SOLICH, as Personal Representative of the Estate of ALICE J. NOWAK, Deceased, has hereunto set her hand and seal this 21st day of November, 2024.

Linda J. Solich PR.

LINDA J. SOLICH, Personal Representative,
ALICE J. NOWAK Estate

State of Indiana)

) SS:

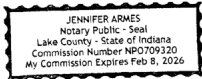
County of Lake)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 21st day of November, 2024, personally appeared LINDA J. SOLICH, Personal Representative of the ALICE J. NOWAK Estate, over the age of majority, who acknowledged the execution of the foregoing Personal Representative's Deed as her voluntary act for the purposes stated therein.

IN WITNESS WHEREOF, I have executed my official name and affixed my Notary seal hereto.

Jennifer Armes
Notary Public Signature

Jennifer Armes



THIS INSTRUMENT PREPARED BY:
MICHAEL D. DOBOSZ (ATTORNEY #14539-45)
HILBRICH CUNNINGHAM DOBOSZ VINOVIK & SANDOVAL, LLP
2637-45TH ST., HIGHLAND, IN 46322
PH: 219/924-2427 FAX: 219/924-2481

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.

Michael D. Dobosz, Attorney at Law