

NOT AN OFFICIAL DOCUMENT

2024-5499/5
11/27/2024 03:15 PM
TOTAL FEES: 25.00
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 27 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-03-07-183-030.000-023

Tax Mailing Address:
~~200 W GLEN PARK AVE~~ (C)
GRIFFITH IN 46319 315 W 35th Ave

WARRANTY DEED

THIS INDENTURE WITNESSETH that Maria S. Knazur Poludniak, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

NWI Homes LLC,

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot No. Thirteen (13) in Block No. Five (5) as marked and laid down on the recorded plat of West Park Addition to Hammond, as the same appears of record in Plat Book 12, page 35, in the Recorder's Office of Lake County, Indiana.

Site Address (per Lake County Auditor's Records): 2034 Atchison Avenue
Hammond, IN 46394

Mailing Address (per U.S. Postal Service): 2034 ATCHISON AVE
WHITING IN 46394

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning; building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2024 payable in 2025 and thereafter.

IN WITNESS WHEREOF, Maria S. Knazur Poludniak has executed this WARRANTY DEED on this

26 day of NOVEMBER, 2024.

Maria S. Knazur - Poludniak
Maria S. Knazur Poludniak

(Warranty Deed - GITC File No. IN018742 - Page 1 of 2)

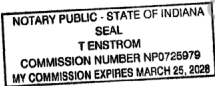
IN018742

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State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Maria S. Knazur Poludniak and acknowledged the execution of the foregoing Warranty Deed, as her free and voluntary act for the purposes stated therein, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 26 day of November, 2024.



Notary's Signature: 
Notary's Printed Name: TENSTROM

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

After recording return to and Mailing Address of Grantee:

NWI Homes LLC [®] 315 W 35th Ave
200 W GLEN PARK AVE
GRIFFITH IN 46319

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN018742.