

2011 042210

2011 AUG -5 AM 9:14

MICHELLE Z. FAJMAN  
RECORDER

PARCEL NO.: 45-12-01-353-007.000-018

**WARRANTY DEED  
OF GUARDIAN NIKOLA BUDZAKOSKI  
FOR PROTECTED PERSON, NAUM BUDZAKOSKI**

THIS INDENTURE WITNESSETH, That **NIKOLA BUDZAKOSKI**, as guardian of the estate and person of **NAUM BUDZAKOSKI**, which estate is under the supervision of the Lake Circuit Court, under Cause Number 45C01-1106-GU-068, pursuant to an Order of the Lake Circuit Court authorizing the gifting of real estate, dated July 12, 2011, hereby conveys to **NIKOLA BUDZAKOSKI and JOVAN BUDZAKOSKI**, as joint tenants in common, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, his interest to the following described REAL ESTATE, in Lake County, State of Indiana, which is attached hereto and made a part hereof, to-wit:

Lot 10 in Amber Creek Estates, Unit 1 an Addition to the City of Hobart, as per plat thereof, recorded in Plat Book 87 page 26, in the Office of the Recorder of Lake County, Indiana

**RECITAL: Taxes for the year 2011 payable in 2012 shall be prorated to the date of closing, with Grantees responsible for taxes thereafter.**

**RECITAL: A life estate is reserved in this real property for Boza Budzakoski.**

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 2860 Emerald Drive, Hobart, Indiana, 46342

IN WITNESS WHEREOF, **Nikola Budzakoski**, Guardian of the estate and person of **Naum Budzakoski** has hereunto set his hand and seal on July 21, 2011.



*Nikola Budzakoski*  
\_\_\_\_\_  
**NIKOLA BUDZAKOSKI**, Guardian of the estate and person of Naum Budzakoski

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 04 2011

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

028091

AMOUNT \$ 1800  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 17185  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK 130

E

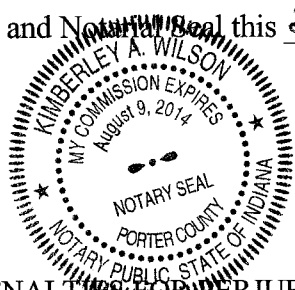
STATE OF INDIANA, COUNTY OF PORTER, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared NIKOLA BUDZAKOSKI, Guardian of the estate and person of Naum Budzakoski, and acknowledged the execution of the Deed to be his voluntary act and deed.

WITNESS my hand and Notary Seal this 21st day of July, 2011.

My Commission Expires:

08-19-2014



Kimberley A. Wilson  
KIMBERLEY A. WILSON – Notary Public  
Resident of Porter County, Indiana

I AFFIRM, UNDER THE PENALTY OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NAME:

Russell D. Millbranth

APPROVED THIS

12<sup>th</sup>

DAY OF JULY, 2011



[Signature]  
MAGISTRATE/JUDGE  
Lake Circuit Court

This instrument prepared by:  
Russell D. Millbranth, Esq.  
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