

2011 054051

2011 SEP 30 AM 10:19

MICHELLE D. FAJMAN  
RECORDER

**WARRANTY DEED**

TAX: I.D. NO. 45-07-29-456-073.000-026

THIS INDENTURE WITNESSETH, That **ANDREW R. ZIPKO**, GRANTORS of **LAKE** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **KUAN-CHOU CHEN AND KEH-WEN CHUANG, HUSBAND AND WIFE**, of **LAKE** County in the State of **INDIANA**, as GRANTEES in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in **LAKE** County, in the State of Indiana:

**APARTMENT UNIT NO. 101, IN THE BUILDING KNOWN AS 2023 - 45<sup>TH</sup> STREET, HIGHLAND, INDIANA, IN PORTE DE L'EAU CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS PER AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED APRIL 18, 1985 AS DOCUMENT NO. 799776, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING THERETO.**

COMMONLY KNOWN AS: **2023 - 45<sup>TH</sup> STREET, CONDOMINIUM 101, HIGHLAND, INDIANA 46322**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2010 TAXES PAYABLE 2011, 2011 TAXES PAYABLE 2012 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 23 day of September, 2011.

Andrew R. Zipko  
**ANDREW R. ZIPKO**

**NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of September, 2011, personally appeared: **ANDREW R. ZIPKO**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-3-18  
Resident of Lake County

Signature [Signature]  
Printed \_\_\_\_\_, Notary Public



This instrument prepared by: **PATRICK J. McMANAMA, Attorney at Law, ID No. 953445**  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **KUAN-CHOU CHEN AND KEH-WEN CHUANG**  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **9900 SEQUOIA COURT, MUNSTER, IN 46321**  
SEND TAX BILLS TO: **KUAN-CHOU CHEN AND KEH-WEN CHUANG, 9900 SEQUOIA COURT, MUNSTER, IN 46321**

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.

[Signature] Signature of Preparer  
Dawn M Boyer Printed Name of Preparer  
COMMUNITY TITLE COMPANY  
FILE NO 11526

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AMOUNT \$ 16.00  
CASH \_\_\_\_\_ CHARGE cm  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK LR

SEP 29 2011  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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