

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 067117

2012 SEP 24 AM 11:10

**WARRANTY DEED**

MICHAEL J. FAJMAN  
RECORDER

TAX: I.D. NO. 45-16-09-254-003.000-042

THIS INDENTURE WITNESSETH, That **JEFFERY REMENIUS AND JENIFER McCANN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to **ILIJA BABICH** 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:

**PART OF LOT 162 IN PRAIRIE VIEW, UNIT 3, AN ADDITION TO THE CITY OF CROWN POINT, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 88, PAGE 59 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 162; THENCE SOUTH 00 DEGREES 00 MINUTES EAST, ALONG THE EAST LINE OF SAID LOT 162, A DISTANCE OF 110.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 162, A DISTANCE OF 70.38 FEET; THENCE NORTH 22 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 124.00 FEET TO POINT ON THE CURVED NORTHERLY LINE OF SAID LOT 162; THENCE EASTERLY, ALONG SAID CURVED NORTHERLY LINE, AN ARC DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.**

COMMONLY KNOWN AS: **1603 FIR AVENUE, CROWN POINT, IN 46307**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2011 TAXES PAYABLE 2012, 2012 TAXES PAYABLE 2013 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

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

Dated this 14<sup>th</sup> day of September, 2012.

Jeffery A. Remenius  
JEFFERY REMENIUS

Jennifer McCann n/k/a Jennifer Remenius  
JENNIFER McCANN n/k/a JENNIFER REMENIUS

STATE OF INDIANA  
COUNTY OF Clark SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 14<sup>th</sup> day of September, 2012, personally appeared: **JEFFERY REMENIUS AND JENNIFER McCANN n/k/a JENNIFER REMENIUS**, 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: 5-10-17  
Resident of Clark County

Signature [Signature]  
Printed Darleen S. Birchel, Notary Public



This instrument prepared by: **PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45**  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **GRANTEES**  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 1603 FIR AVENUE, CROWN POINT, IN 46307  
SEND TAX BILLS TO: **GRANTEES**

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

Darleen S. Birchel  
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

16<sup>th</sup>  
CM  
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SEP 20 2012

123141 PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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