

13

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 007649

2014 FEB 10 AM 10:16

MICHAEL B. BROWN  
RECORDER

### WARRANTY DEED

This indenture witnesseth that **VERNON M. SIKORA** and **JEAN M. SIKORA, husband and wife**, of Lake County, State of Indiana, convey and warrant to **GARRY P. COOPER**, of Will County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Garage Unit P-38 in Sunset Harbor Condominium, a Horizontal Property Regime, the Declaration for which recorded December 20, 2005 as Document Number 2005-111514 and Site Plan and Floor Plans recorded December 20, 2005, in Plat Book 98, Page 72 and all subsequent amendments thereto, together with an undivided interest appurtenant to said unit and recorded in the Office of the Recorder of Lake County, Indiana.

Commonly known as Garage Unit P38, Sunset Harbor Condominium, Cedar Lake, IN 46303  
Parcel ID No. 45-15-23-380-025.000-043

Subject To: All unpaid real estate taxes and assessments for 2013 payable in 2014, and for all real estate taxes and assessments for all subsequent years.

Subject To: Any and all recorded building lines, easements, rights of way, restrictions, legal ditches and drains and all rights therein.

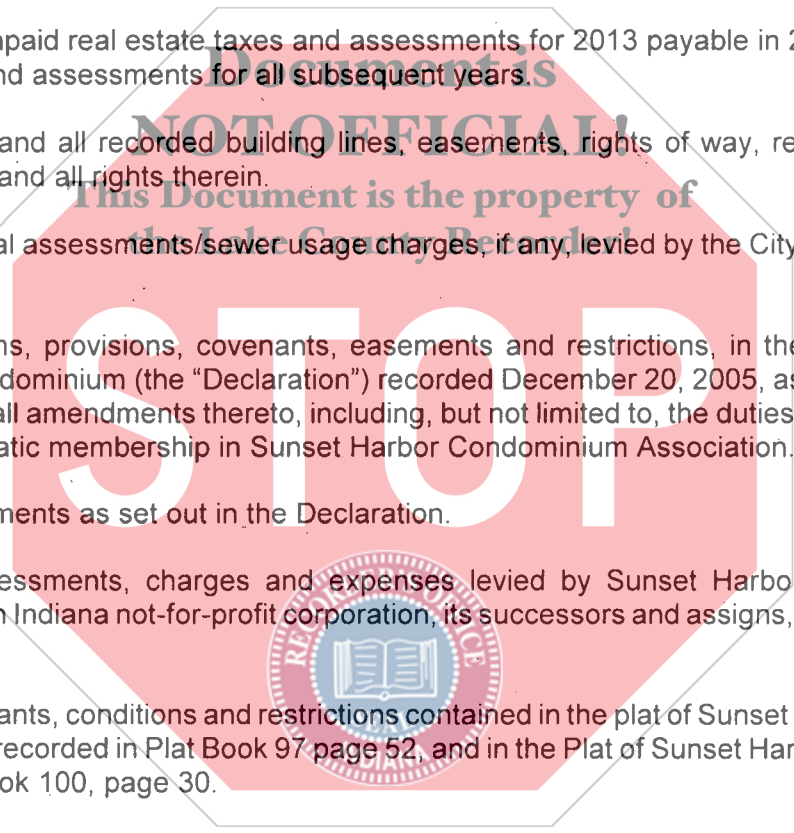
Subject To: Special assessments/sewer usage charges, if any, levied by the City/Town of Cedar Lake.

Subject To: Terms, provisions, covenants, easements and restrictions, in the declaration of Sunset Harbor Condominium (the "Declaration") recorded December 20, 2005, as Document No. 2005 111514, and all amendments thereto, including, but not limited to, the duties and obligations arising from automatic membership in Sunset Harbor Condominium Association.

Subject To: Easements as set out in the Declaration.

Subject To: Assessments, charges and expenses levied by Sunset Harbor Condominium Association, Inc., an Indiana not-for-profit corporation, its successors and assigns, as set out in the Declaration.

Subject To: Covenants, conditions and restrictions contained in the plat of Sunset Harbor Planned Unit Development, recorded in Plat Book 97 page 52, and in the Plat of Sunset Harbor Phase Two, recorded in Plat Book 100, page 30.



\$20  
mt  
A

00472

HOLD FOR MERIDIAN TITLE

13-488elle

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

FEB 07 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Subject To: Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of Sunset Harbor Planned Unit Development recorded in Plat Book 97 page 52, affecting the common areas.

Subject To: 35 foot Ingress/Egress and Utility Easement as shown on the recorded plat of Sunset Harbor Planned Unit Development recorded in Plat Book 97 page 52, affecting the common areas.

Subject To: 15 foot drainage easement as shown on the recorded plat of Sunset Harbor Planned Unit Development recorded in Plat Book 97 page 52, affecting the common areas.

Subject To: Blanket Utility Easement for public utilities shall exist over Non Building Areas at locations designated by the owners of the property subject to the Blanket easement until improvement are constructed at which time permanent and specific easements will be granted and placed of record over as built utility improvements at locations designated by the owners of the property subject to easements, affecting the common areas.

Subject To: Easement for sewer line in favor of the Town of Cedar Lake dated August 22, 1973, and recorded September 20, 1973, as Document No. 221429, affecting the common areas.

Subject To: Easement for sewer line purposes in favor of the Town of Cedar Lake dated October 27, 1973, and recorded December 26, 1973, as Document No. 233756, affecting the common areas.

Subject To: Easement for sewer line purposes in favor of the Town of Cedar Lake, Lake County, Indiana, dated September 23, 1976, and recorded November 5, 1976, as Document No. 377861, affecting the common areas.

Subject To: Terms and provisions of Resolution No. 2002-02 of the Town of Cedar Lake Redevelopment Commission confirming a resolution of the Commission designating and declaring the Morse Street and 133rd Avenue economic development area and approving the economic development plan, recorded February 27, 2002, as Document No. 2002 020729.

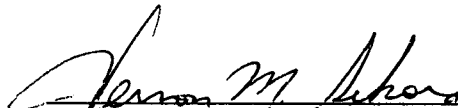
Subject To: Any adverse claim affecting the common areas relative to Cedar Lake, based upon the assertion: (1) that the Real Estate lies below the ordinary low water mark; (2) that some portion of the Real Estate was created by artificial means; (3) of rights and easements for navigation, commerce or recreation which may exist over that portion of the Real Estate lying beneath the waters hereof; and (4) of rights by upper and lower littoral owners with respect to the waters thereof.

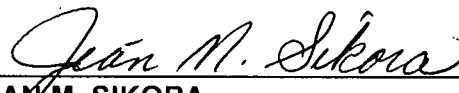
Subject To: 40 foot ingress, egress, drainage and utilities as shown on the recorded plat of Sunset Harbor Phase Two, recorded in Plat Book 100 page 30.

Subject To: Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said Sunset Harbor Phase Two, recorded in Plat Book 100 page 30.

Grantee's Address  
and Mail Tax Bills to: Garry P. Cooper  
266 Kansas St.  
Frankfort, IL 60423-1467

Dated this 26th day of January, 2014.

  
VERNON M. SIKORA

  
JEAN M. SIKORA

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 26 day of January, 2104, personally appeared **Vernon M. Sikora and Jean M. Sikora, husband and wife**, and acknowledged the execution of the foregoing deed.

**This Document is the property of**


**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.



  
Notary Public

My Commission Expires: May 12, 2016  
County of Residence: LAKE

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.

  
Printed Name: Mark R. Anderson

This instrument prepared by: Mark R. Anderson, #21524-53  
Anderson & Anderson, P.C.  
9211 Broadway  
Merrillville, IN 46410  
(219) 769-1892

