

2014 026219

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 MAY -9 AM 9:29

MICHAEL B. BROWN  
RECORDER

3

4e3 [this space for recording information]

**After Recording Return to:**

Return To:  
American Freedom Assurance, Inc.  
1205 Westlakes Drive, Ste 250  
Berwyn, PA 19312

**Mail Tax Statements to:**  
Lawrence Hill  
Ilonia Hill  
1681 Amber Drive  
Hobart, IN 46342

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

*Bon Batuman*

Sidwell No. : 27-17-0355-0004

Parcel: 45-12-01-358-004.000-018

14-50516

**Document is  
NONWARRANTY DEED!**

This indenture witnesseth that BENJAMIN L. BASKIN and CHARLOTTE M. BASKIN, husband and wife, residing at 1681 Amber Drive, Hobart, IN 46342 GRANTORS convey and warrant to LA WRENCE HILL and ILONIA HILL, husband and wife, residing at 1681 Amber Drive, Hobart, IN 46342, GRANTEES for and in consideration of ONE HUNDRED NINETY THOUSAND and 00/100 DOLLARS (\$190,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

**LOT 4 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.**

**BEING THE SAME PROPERTY AS CONVEYED TO BENJAMIN L. BASKIN AND CHARLOTTE M. BASKIN, HUSBAND AND WIFE FROM TERRENCE WILLBURN BY WARRANTY DEED RECORDED JANUARY 9, 2008 AS DOCUMENT NO. 2008 001827 IN THE REGISTER'S OFFICE OF LAKE COUNTY, INDIANA**

Property Address: 1681 Amber Drive, Hobart, IN 46342  
The legal description was obtained from a previously recorded instrument.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

22787

MAY 08 2014


PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

*ckc 21-1  
125095  
NBW-COM  
3.00 over*

SUBJECT to all easements and rights of way of record, if any.

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has executed this deed this 27 day of February, 2014.

  
BENJAMIN L. BASKIN

  
CHARLOTTE M. BASKIN

STATE OF INDIANA }

COUNTY OF Lake }

Subscribed and sworn to before me, the undersigned notary public, on this 27 day of 02 2014, by **BENJAMIN L. BASKIN** and **CHARLOTTE M. BASKIN**, who acknowledged the execution of the above as their voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.

**ANGELA MANFRE**  
Notary Public - Seal  
State of Indiana  
My Commission Expires Aug 2, 2020

NOTARY PUBLIC  
  
[signature]

**Angela Manfre**  
[print name]

Grantee's street or rural route address is: 1681 Amber Drive, Hobart, IN 46342

Prepared: Louis Klatch, Esq.



Stewart Title Guaranty Company

Commitment Number: 14-50516

**EXHIBIT A  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT 4 IN AMBER CREEK ESTATES, UNIT 1, AN ADDITIONAL TO THE CITY OF HORBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, AND RESTRICTIONS OF RECORD, AND TO LEGAL HIGHWAYS.

