

2015 031445

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2015 MAY 21 AM 8:53

MICHAEL B. BROWN  
RECORDER  
Parcel Number: 45-15-16-301-005.000-013  
Parcel Number: 45-15-16-301-003.000-013  
Parcel Number: 45-15-16-301-004.000-013  
Parcel Number: 45-15-04-306-002.000-015

4

Mail Tax Bills To:  
Joseph Thomas Plahtaric  
12123 Wicker Avenue  
Cedar Lake, IN 46303

**WARRANTY DEED**

THIS INDENTURE WITNESSETH That Josiph Plahtaric and Marianna Belko as Trustees of the Josiph Plahtaric Family Trust dated October 6, 2009 (Grantor), of Lake County, in the State of Indiana,

CONVEYS AND WARRANTS to Joseph Thomas Plahtaric (Grantee), of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described real estate in Lake County, in the State of Indiana, to-wit:

See Attached Legal Description

Commonly known as: 12123 Wicker Avenue, Cedar Lake, IN 46303

This conveyance is made subject to:

1. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
3. Real Estate taxes due and payable;
4. Roads and highways, streets and alleys;
5. Limitation by adverse use, fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, I have hereunto set my hand seal on the 13<sup>th</sup> day of May, 2015.

*Joseph Plahtaric*  
\_\_\_\_\_  
Joseph Plahtaric, Trustee

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 19 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*22c  
779  
DM*

02153

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: \_\_\_\_\_



**Legal Description for property commonly known as: 12123 Wicker Avenue, Cedar Lake, IN, 46303**

Parcel I: Lot 1 in Watt's Artesian Wells First Addition, as per plat thereof, recorded in Plat Book 27 page 48, in the Office of the Recorder of Lake County, Indiana.

Parcel II: Part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point 20 feet South of the Northeast corner of Lot 1 in Watt's Artesian Wells First Addition as per plat thereof, recorded in Plat Book 27 page 28, in the Office of the Recorder of Lake County, Indiana; thence South 130 feet to the Southeast corner of said Lot 1; thence East 137 feet on the extended South line of said Lot 1; thence North 136 feet, more or less, to the South line of Hilltop Drive; thence Westerly along the South line of Hilltop Drive, to a point 15 feet due East of the East line of Lot 2 in Watt's Artesian Wells First Addition; thence South, parallel to the East line of said Lots 1 and 2 to a point due East of the point of beginning; thence West to the point of beginning.

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 11, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, except the right of way of the New Albany and Chicago Railroad, and except the North 245 feet of the West 445 feet of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, and except a part of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 33 North, Range 9 West of the 2<sup>nd</sup> P.M., described as follows: Commencing at the Southwest corner of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North 00° 00' 00" East, along the West line of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , a distance of 32.00 feet, to the point of beginning; thence continue North 00° 00' 00" East, along said West line, a distance of 632.50 feet, to the North line of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence South 88° 39' 36" East, along said North line, a distance of 881.46 feet, to the Westerly right of way line of the C I & L Railroad; thence South 13° 46' 45" East, along said Westerly right of way line, a distance of 654.97 feet; thence North 88° 39' 43" West, a distance of 1037.50 feet to the point of beginning, in Lake County, Indiana.

GROUP PARCEL I

Parcel II: THE NORTH  $\frac{1}{4}$  OF THE SOUTH  $\frac{2}{3}$ <sup>RD'S</sup> OF THE NORTH  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE RAIL ROAD RIGHT OF WAY.

Parcel III: The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 11, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, except the right of way of the New Albany and Chicago Railroad, and except the North 245 feet of the West 445 feet of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, and except a part of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 33 North, Range 9 West of the 2<sup>nd</sup> P. M., described as follows: Commencing at the Southwest corner of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North 00° 00' 00" East, along the West line of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , a distance of 32.00 feet, to the point of beginning; thence continue North 00° 00' 00" East, along said West line, a distance of 632.50 feet, to the North line of said North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence South 88° 39' 36" East, along said North line, a distance of 881.46 feet, to the Westerly right of way line of the C I & L Railroad; thence South 13° 46' 45" East, along said Westerly right of way line, a distance of 654.97 feet; thence North 88° 39' 43" West, a distance of 1037.50 feet to the point of beginning, in Lake County, Indiana.